BLOCK 141 LOT N1/2 OF 3
S1/2 OF 2
CITY OF FDNA BEACH

RABUN KENNETH A & SUSAN O
518 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0141-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

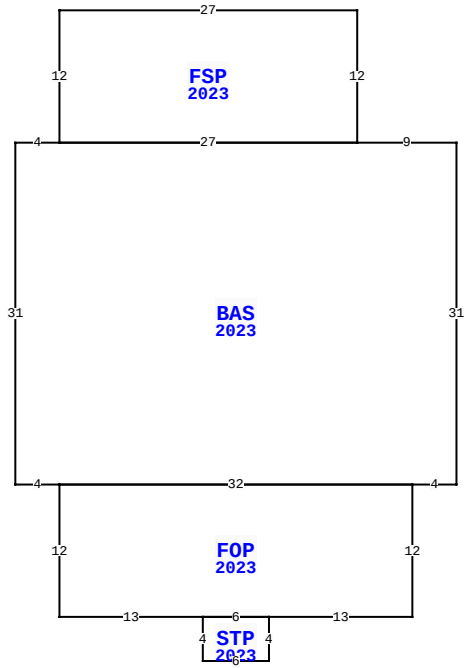
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	2023	1,240	192,832
FOP	384	30	2023	115	17,884
FSP	324	40	2023	130	20,216
STP	24	10	2023	2	311
TOTALS	1,972			1,487	231,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,487	117.8100	155.51	231,243	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1240 HX Base Yr 2024



518 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,457
TOTAL MARKET OB/XF VALUE		9,928
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		671,385
SOH/AGL Deduction		19,136
ASSESSED VALUE		652,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		601,527
TOTAL JUST VALUE		671,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2137			05/31/2023
20220100	DEMOLITION	0	07/07/2022
20222137	NEW CONSTR	0	06/30/2022
20033852	REROOF	0	09/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1092	9/30/2021	WD	Q	I	01	355,000
GRANTOR: SCOTT STEPHEN L & JAM						
GRANTEE: RABUN KENNETH A & S						
2388/1769	8/31/2020	WD	Q	I	01	280,000
GRANTOR: NEWMISTER FLOEY V ET						
GRANTEE: SCOTT STEPHEN L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W9 W27 W4 S31 E4 E32 E4 N31 $
FSP=[YR=2023;ORIG=44,-2] E27 S12 W27 N12 $
FOP=[YR=2023;ORIG=44,41] E32 S12 W13 W6 W13 N12 $
STP=[YR=2023;ORIG=63,53] S4 W6 N4 E6 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	2	100	0	0	156.00	SF	10.00	10.00	100	2023	2023		100	1,560	
2	0812	CONCRETE C	2	100	0	0	1,310.00	SF	4.00	4.00	100	2023	2023		100	5,240	
3	0476	VF 6 SBPL	2	100	0	0	80.00	LF	32.00	32.00	100	2023	2023		99	2,534	
4	0470	VNYL GATE	2	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 9,928

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000							

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

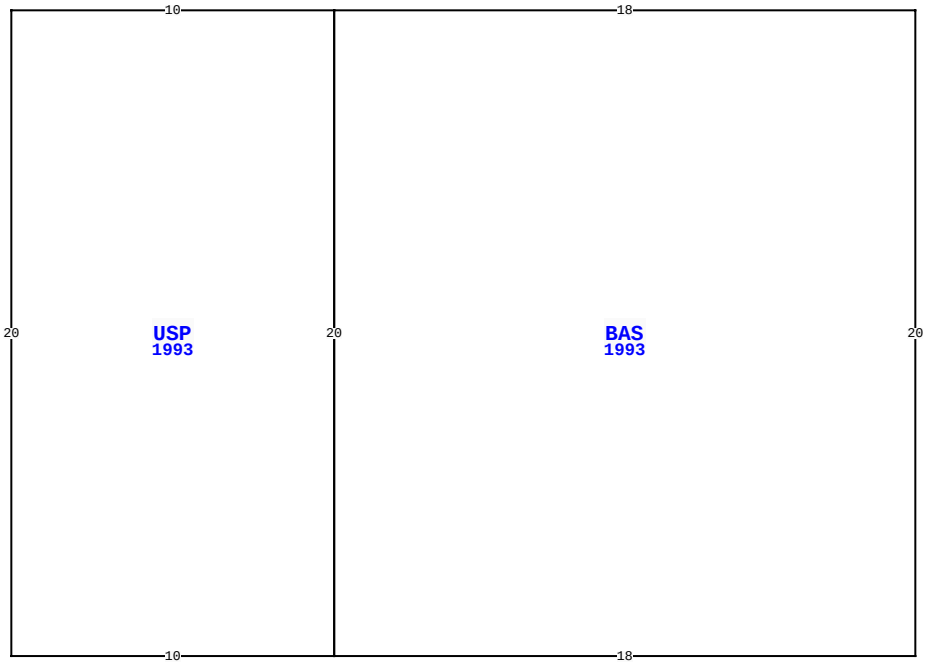
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	4,470
USP	200	30	1993	60	745
TOTALS	560			420	5,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	420	67.1000	24.83	10,429	1948	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2024 Heated Area: 360 HX Base Yr 2024



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GRANTOR: NEWMISTER FLOEY V ET						
GRANTEE: SCOTT STEPHEN L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] W10S20E10 N20$ S20 E18 N20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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