BLOCK 148 S1/2 OF LOT 1
PT OR 1923/1583
CITY OF FDNA BEACH

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0148-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

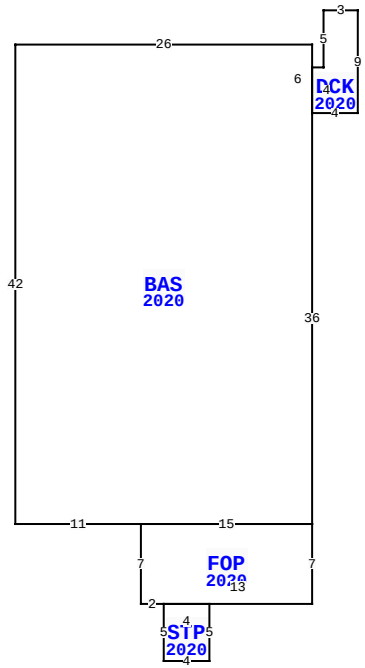
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2020	1,092	197,527
DCK	31	10	2020	3	543
FOP	105	30	2020	32	5,788
STP	20	10	2020	2	361
TOTALS	1,248			1,129	204,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,129	139.1250	183.64	207,330	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



610 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,220
TOTAL MARKET OB/XF VALUE	9,398
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	426,118
SOH/AGL Deduction	85,870
ASSESSED VALUE	340,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,248
TOTAL JUST VALUE	426,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190120	CO ISSUED	0	02/26/2020
20190120	NEW CONSTR	132,268	03/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1583	6/23/2014	WD	U	I	37	70,000

GRANTOR: SATTERWHITE HILDA F
GRANTEE: SHORELINE RENTAL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S42 E11 FOP=[YR=2020] S7 E2 STP=[YR=2020] S5 E4 N5 W4$ E13 N7 W15$ E15 N36 DCK=[YR=2020] E4 N9 W3 S5 W1 S4$ N6$.

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	0	0	0	0	959.00	SF	10.00	10.00	100	2020	2020	3	98	9,398	

LAND DESCRIPTION

TOTAL OB/XF 9,398

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	0	0006	MU-8	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS