BLOCK 152 LOTS 17 18 &
S1/2 OF 19
IN OR 1517/79

SCOTT LORI ANN
783 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0152-0170

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	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

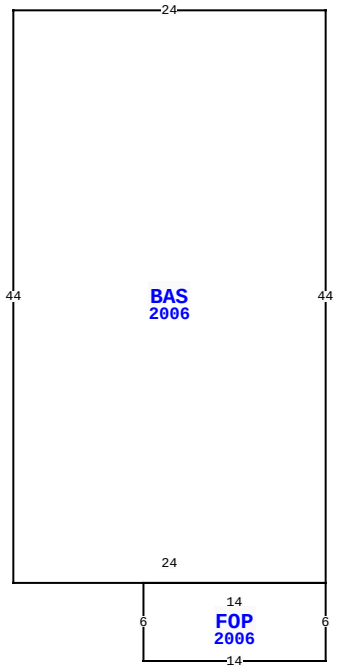
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2006	1,056	108,007
FOP	84	30	2006	25	2,557
TOTALS	1,140			1,081	110,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	111.7770	111.78	120,834	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1056 HX Base Yr 2008



783 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		110,563
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		265,625
TOTAL MARKET VALUE		380,058
SOH/AGL Deduction		287,530
ASSESSED VALUE		92,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,806
TOTAL JUST VALUE		380,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141955	CARPORT/SHED	2,200	09/08/2014
20080347	STG SHED	1,330	03/06/2008
20062147	VINYL PICKET FENC	1,000	09/19/2006
20060691	H/AC	4,510	04/03/2006
20060105	OTHER	4,000	01/13/2006
20052992	ELEC OTHER	3,000	11/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/0079	8/03/2007	WD	Q	I	03	88,600
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: SCOTT LORI ANN						
1190/1254	11/24/2003	QC	U	V	24	3,500
GRANTOR: STRICKLAND JUDITH S						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N6 BAS=[YR=2006] N44 W24 S44 E24$W14 S6 E14$.

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	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2006	2006	3	86	2,683	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2006	2006	3	86	352	
3	0479	VF PICKET	0	100	0	0	100.00	LF	10.00	10.00	100	2006	2006	3	66	660	
4	0479	VF PICKET	0	100	0	0	53.00	LF	5.00	5.00	100	2006	2006	3	66	175	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250							
2	000100	C	RES	100	0006	R-2	38.00	100.00	37.50	FF		1.00	1.00	1.00	4,250.00	4,250.00	159,375							

REVIEW DATE 06/30/2020 BY DJA Total Acres: 0.00 Total Land Value: 265,625 Market: 0 Agricultural: 0 Common: 265,625 PRINTED 07/30/2025 BY SYS