BLOCK 152 LOT 22
CITY OF FDNA BEACH

COLE JESSICA
PO BOX 15031
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0152-0220

BUILDING CHARACTERISTICS

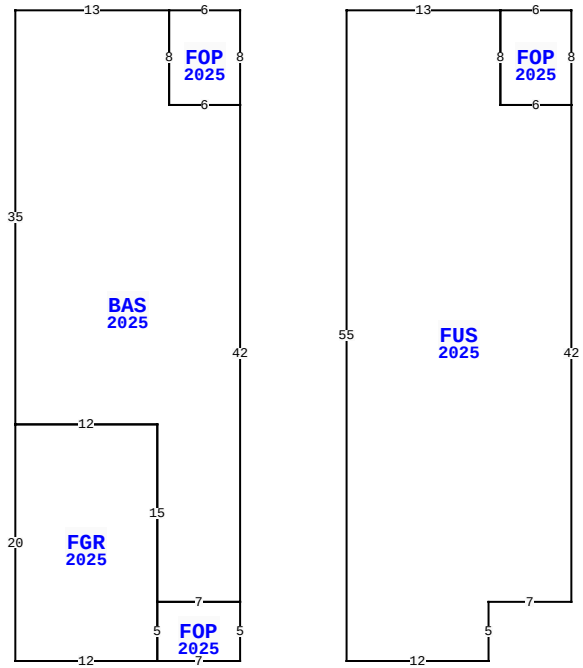
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	722	100	2025	722	159,439
FGR	240	55	2025	132	29,150
FOP	35	30	2025	10	2,208
FOP	48	30	2025	14	3,092
FOP	48	30	2025	14	3,092
FUS	962	100	2025	962	212,438
TOTALS	2,055			1,854	409,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,854	139.7686	220.83	409,419	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 1684 HX Base Yr



751 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	409,419
TOTAL MARKET OB/XF VALUE	8,990
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	524,659
SOH/AGL Deduction	0
ASSESSED VALUE	524,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,659
TOTAL JUST VALUE	524,659
NCON VALUE	418,409
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-0666	2072T 1693B	301,250	04/19/2023
2022-2666			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/482	7/29/2024	WD	Q	V	01	662,500
GRANTOR: GIBBS MICHAEL						
GRANTEE: COLE JESSICA						
2548/1189	3/10/2022	WD	Q	V	05	260,000
GRANTOR: AA SCHREIBER CORP						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-60,0] W13 S35 E12 S15 E7 N42 W6 N8 $
FOP=[YR=2025;ORIG=-60,0] E6 S8 W6 N8 $
FGR=[YR=2025;ORIG=-73,35] E12 S15 S5 W12 N20 $
FOP=[YR=2025;ORIG=-61,50] E7 S5 W7 N5 $
FUS=[YR=2025;ORIG=-45,0] E13 S8 E6 S42 W7 S5 W12 N55 $
FOP=[YR=2025;ORIG=-32,0] E6 S8 W6 N8 $
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
2	0855	CONC PAVER	0	0	0	0	549.00	SF	10.00	10.00	100	2025	2024		100	5,490	

LAND DESCRIPTION

TOTAL OB/XF 8,990

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	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250							

REVIEW DATE 05/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS