BLOCK 152 LOT 24
CITY OF FDNA BEACH

FORREST NATHANAEL/MAGALHAES PRISCILLA TORRES PORTU
727 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0152-0240

BUILDING CHARACTERISTICS

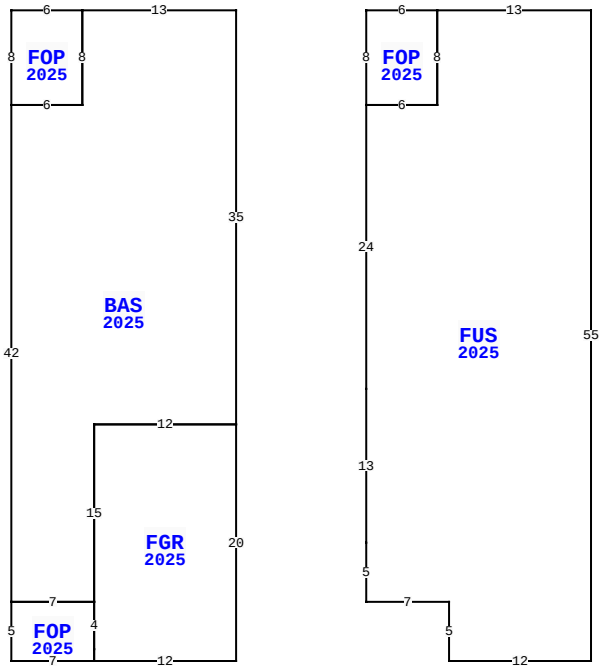
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	161,995
FGR	240	55	2025	132	29,617
FOP	35	30	2025	10	2,244
FOP	48	30	2025	14	3,141
FOP	48	30	2025	14	3,141
FUS	962	100	2025	962	215,844
TOTALS	2,055			1,854	415,982

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	142.0089	224.37	415,982	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1684 HX Base Yr 2025



727 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		415,982
TOTAL MARKET OB/XF VALUE		8,990
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		531,222
SOH/AGL Deduction		0
ASSESSED VALUE		531,222
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,500
TOTAL JUST VALUE		531,222
NCON VALUE		424,972
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2667	CO		04/18/2024
2022-2667	2035T 1683B	298,692	04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/182	6/24/2024	WD	Q	I	01	667,000
GRANTOR: GIBBS MICHAEL						
GRANTEE: MAGALHAES PRISCILLA						
2548/1189	3/10/2022	WD	Q	V	05	260,000
GRANTOR: AA SCHREIBER CORP						
GRANTEE: GIBBS MICHAEL						

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	100	0	0	549.00	SF	10.00	10.00	100	2025	2024		100	5,490	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,0] W13 S8 W6 S42 E7 N15 E12 N35 $
FUS=[YR=2025;ORIG=0,0] W13 S8 W6 S24 S13 S5 E7 S5 E12 N55 $
FGR=[YR=2025;ORIG=-30,35] W12 S15 S4 S1 E12 N20 $
FOP=[YR=2025;ORIG=-49,50] E7 S4 S1 W7 N5 $
FOP=[YR=2025;ORIG=-49,0] E6 S8 W6 N8 $
FOP=[YR=2025;ORIG=-19,0] E6 S8 W6 N8 $
.

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	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							

REVIEW DATE 03/19/2024 BY HS Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS