BLOCK 152 LOTS 25 & 26
CITY OF FDNA BEACH

MOON-TISON CHELSEA T
715 S 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0152-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

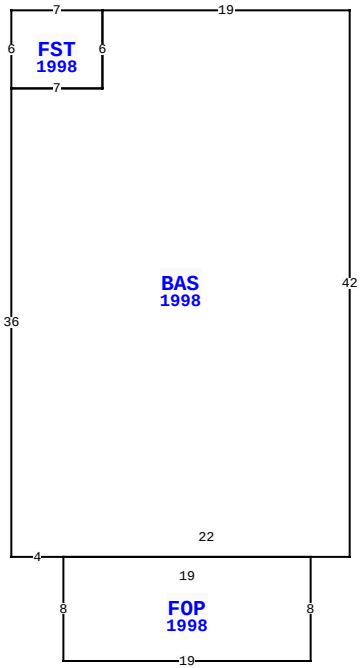
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1998	1,050	103,948
FOP	152	30	1998	46	4,554
FST	42	55	1998	23	2,277
TOTALS	1,244			1,119	110,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,119	113.7910	113.79	127,331	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1050 HX Base Yr 2022



715 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		110,778
TOTAL MARKET OB/XF VALUE		4,936
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		328,214
SOH/AGL Deduction		51,340
ASSESSED VALUE		276,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,152
TOTAL JUST VALUE		328,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032762	STOCKADE FENCE	1,000	03/26/2003
983678	NEW CONSTR	0	05/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2463/1737	5/21/2021	WD	Q	I	01	299,000
GRANTOR: RYDE HELEN V & KATHY						
GRANTEE: MOON-TISON CHELSEA						
2133/1709	7/14/2017	WD	Q	I	01	157,000
GRANTOR: TACKETT CARRIE JEAN						
GRANTEE: RYDE HELEN V & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 FST=[YR=1998] W7 S6 E7 N6 $ S6 W7 S36 E4
FOP=[YR=1998] S8 E19 N8 W19 $ E22 N42 $.

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	0	0	838.00	SF	6.50	6.50	100	1998	1998	3	73	3,976	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	60.00	60.00	100	2003	2003	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 4,936

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS