BLOCK 152 LOTS 27 & 28
CITY OF FDNA BEACH

DELAY DOUGLAS BRAD & CYNTHIA D
1085 ESTATE DRIVE
DALTON, GA 30720

2025

00-00-31-1800-0152-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

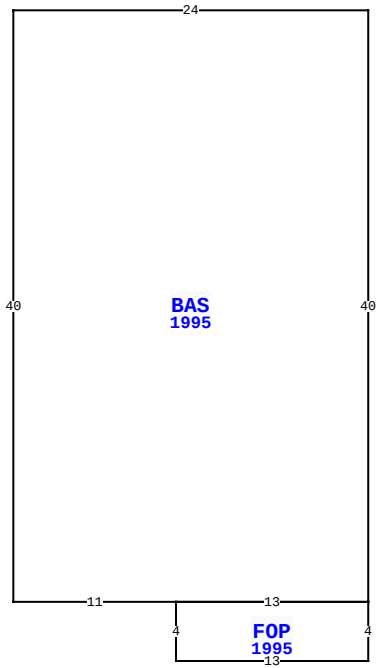
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	960	100	1995	960	139,845
FOP	52	30	1995	16	2,330
TOTALS	1,012			976	142,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	976	121.6080	160.52	156,668	1995	2005	0	0	0	9.25	90.75

1 SNGL FAM – 0% - 2023 Heated Area: 960 HX Base Yr



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

711 S 7TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,176
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	354,676
SOH/AGL Deduction	0
ASSESSED VALUE	354,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,676
TOTAL JUST VALUE	354,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8886	NEW CONSTR	40,000	02/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/0189	8/15/2022	WD	Q	I	01	399,900
GRANTOR: COLEMAN GEORGE R & DO						
GRANTEE: DELAY DOUGLAS BRAD						
2388/1689	8/28/2020	WD	Q	I	01	225,000
GRANTOR: BRAY HENRY M SR						
GRANTEE: COLEMAN GEORGE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S40 E11 FOP=[YR=1995] S4 E13 N4 W13$ E13 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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