BLOCK 153 LOT 12
CITY OF FDNA BEACH

RISI JOHN ANDREW QSST GST TRST/RISI JOHN ANDREW TR
2508 W SIMMS BLVD
TAMPA, FL 33509

2025

00-00-31-1800-0153-0120

BUILDING CHARACTERISTICS

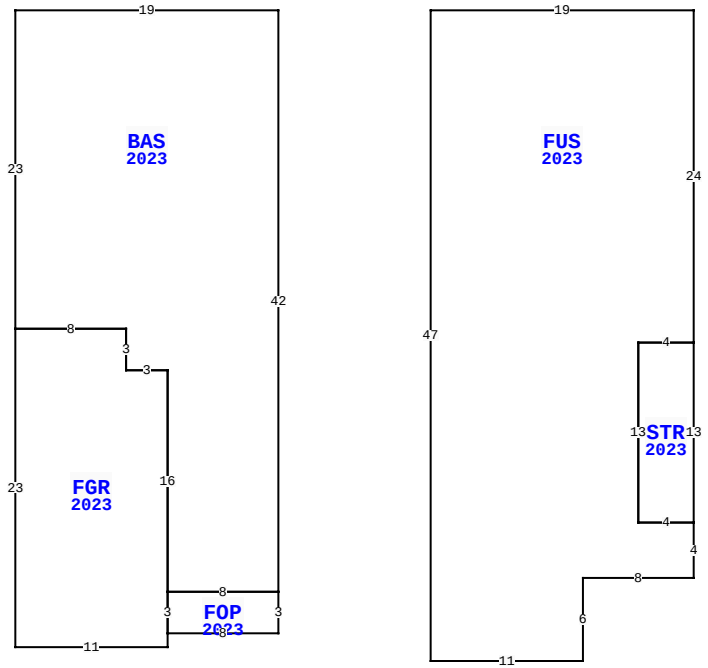
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	2023	598	91,787
FGR	244	55	2023	134	20,568
FOP	24	30	2023	7	1,074
FUS	793	100	2023	793	121,718
STR	52	10	2023	5	767
TOTALS	1,711			1,537	235,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,537	116.2800	153.49	235,914	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1391 HX Base Yr



714 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,914
TOTAL MARKET OB/XF VALUE	4,530
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	340,444
SOH/AGL Deduction	0
ASSESSED VALUE	340,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,444
TOTAL JUST VALUE	340,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0075			09/08/2023
2023-0075	1649T 1395B	247,770	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1776	1/04/2023	WD	U	V	11	100
GRANTOR: RISI JOHN ANDREW QSST						
GRANTEE: RISI JOHN ANDREW QS						
2606/0210	12/02/2022	WD	Q	V	05	350,000
GRANTOR: STEWART MONTIETH H						
GRANTEE: RISI JOHN ANDREW QS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=107,10] W19 S47 E11 N6 E8 N4 W4 N13 E4 N24 $
BAS=[YR=2023;ORIG=77,10] W19 S23 E8 S3 E3 S16 E8 N42 $
FGR=[YR=2023;ORIG=66,33] W8 S23 E11 N1 N3 N16 W3 N3 $
STR=[YR=2023;ORIG=107,34] W4 S13 E4 N13 $
FOP=[YR=2023;ORIG=77,52] S3 W8 N3 E8 $
.

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	0	0	0	453.00	SF	10.00	10.00	100	2024	2023		100	4,530	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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		MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	40.00	40.00	100,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS