BLOCK 160 LOT 1
CITY OF FDNA BEACH

HOWARD DEWEY L/E/
802 S 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0160-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

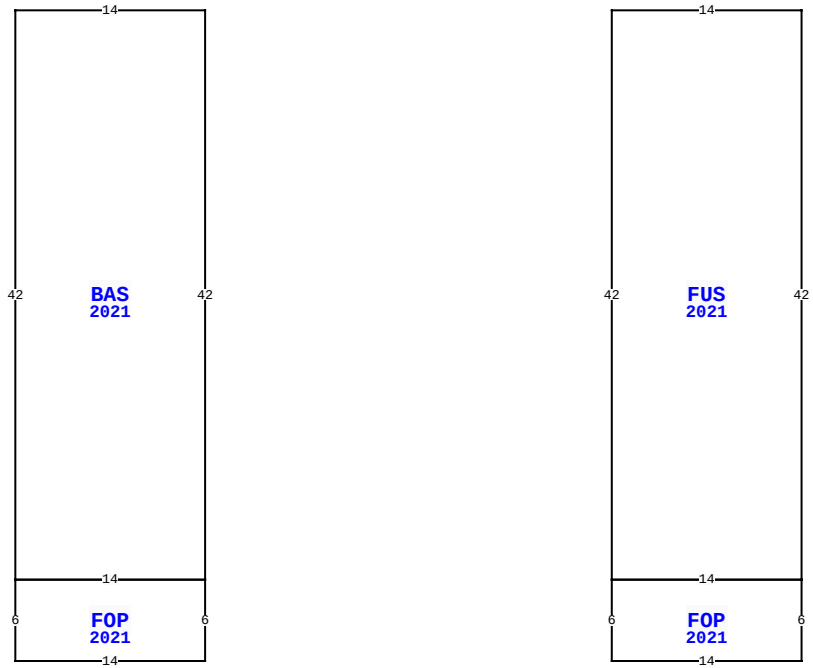
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	2021	588	103,932
FOP	84	30	2021	25	4,419
FOP	84	30	2021	25	4,419
FUS	588	100	2021	588	103,932
TOTALS	1,344			1,226	216,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,226	135.2560	178.54	218,890	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1176 HX Base Yr 2022



802 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,701
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		304,201
SOH/AGL Deduction		52,048
ASSESSED VALUE		252,153
TOTAL EXEMPTION VALUE	HX HB WR SX	105,722
BASE TAXABLE VALUE		146,431
TOTAL JUST VALUE		304,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200537	NEW CONSTR	0	02/16/2021
4747	DEMOLITION	0	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/1191	2/25/2022	WD	U	I	11	100
GRANTOR: HOWARD DEWEY						
GRANTEE: HOWARD DEWEY L/E						
2524/0890	12/14/2021	WD	U	I	30	210,000
GRANTOR: HOWARD DAVID CORLEY						
GRANTEE: HOWARD DEWEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 S42 FOP=[YR=2021] S6 E14 N6 W14 $ E14 N42 $ PTR= E30 FUS=[YR=2021] E14 S42 FOP=[YR=2021] S6 W14 N6 E14 $ W14 N42 $ W30 $.

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	100		MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	35.00	35.00	87,500							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS