BLOCK 161 LOTS 31 & 32
IN OR 435 PGS 125-129
CITY OF FDNA BEACH

GIBBS ELOISE EST &/BROWN MARY E
803 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0161-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

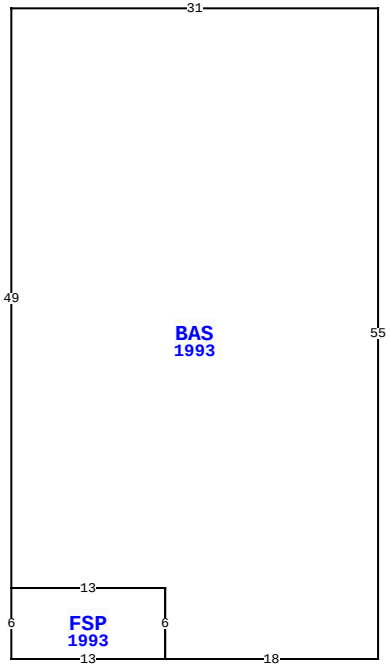
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1993	1,627	143,298
FSP	78	40	1993	31	2,730
TOTALS	1,705			1,658	146,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	120.6500	120.65	200,038	1984	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 50% - 0 Heated Area: 1627 HX Base Yr



803 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,028
TOTAL MARKET OB/XF VALUE		2,908
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		361,436
SOH/AGL Deduction		217,541
ASSESSED VALUE		143,895
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		118,895
TOTAL JUST VALUE		361,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5417	REMODEL	6,500	06/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2099/1059	2/03/2016	FJ	U	I	11	0
GRANTOR: BROWN MITCHELL EST						
GRANTEE: BROWN MARY						
0402/0366	10/01/1983	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S49 FSP=[YR=1993] S6 E13 N6 W13$ E13 S6 E18 N55$.

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	50	0	0	991.00	SF	6.50	6.50	100	1984	1984	3	41	2,641	
2	0810	CONCRETE A	0	50	25	4	100.00	SF	6.50	6.50	100	1984	1984	3	41	267	

LAND DESCRIPTION

TOTAL OB/XF 2,908

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	50	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