BLOCK 166 LOTS 8 9 & 10
OR 317 PG 109
CITY OF FDNA BEACH

EDWARDS VERNITA EST
918 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0166-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

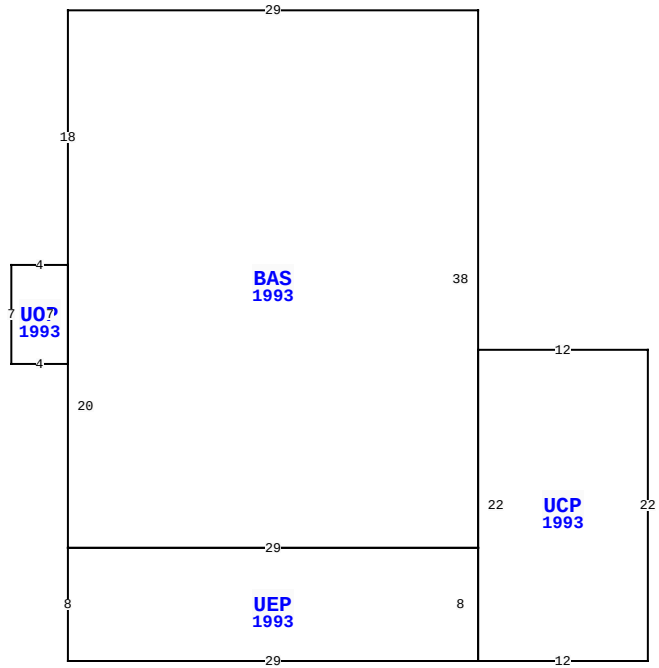
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,102	100	1993	1,102	84,945
UCP	264	20	1993	53	4,085
UEP	232	60	1993	139	10,714
UOP	28	20	1993	6	462
TOTALS	1,626			1,300	100,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	92.8720	92.87	120,731	1940	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1102 HX Base Yr



918 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,207
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	227,820
TOTAL MARKET VALUE	328,027
SOH/AGL Deduction	204,457
ASSESSED VALUE	123,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,570
TOTAL JUST VALUE	328,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100694	PVC FOR CAST IRON	1,400	04/27/2010
20100460	ELEC UPGRADE	2,500	03/18/2010
20100462	H/AC	4,000	03/18/2010
20100422	REPAIR SIDING & D	2,000	03/10/2010
20021951	SMOKE DETECTORS	1,000	11/15/2002
20021876	RAMP,FLOOR,WINDOW	4,000	11/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S18 UOP=[YR=1993] W4 S7 E4 N7$ S20
UEP=[YR=1993] S8 E29 UCP=[YR=1993] E12 N22 W12 S22$ N8 W29$
E29 N38$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	MU-8	75.00	100.00	7,594.00	SF		1.00	1.00	1.00	30.00	30.00	227,820							

REVIEW DATE 03/28/2022 BY DC Total Acres: 0.00 Total Land Value: 227,820 Market: 0 Agricultural: 0 Common: 227,820 PRINTED 07/30/2025 BY SYS