BLOCK 166 LOT 16
CITY OF FDNA BEACH

HEWETT CLAY & CASSADY
930 S 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0166-0160

BUILDING CHARACTERISTICS

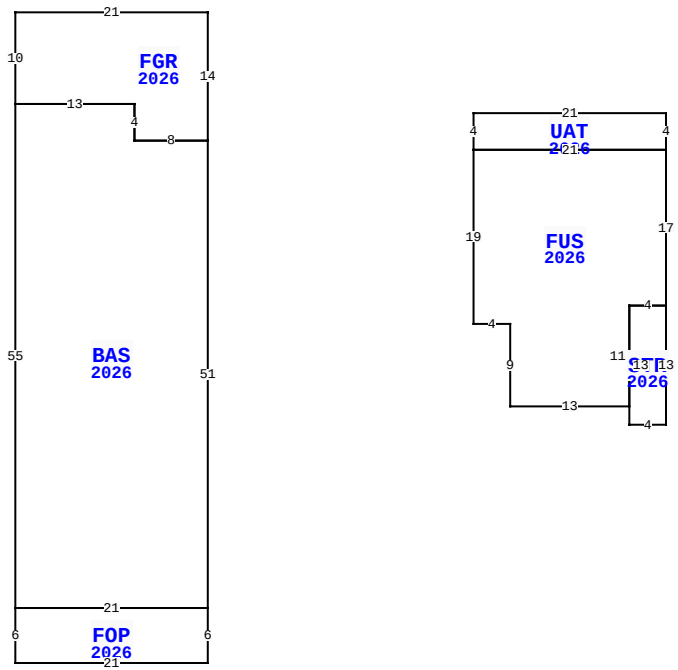
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	1,123	100	2026	1,123	201,208
FGR	242	55	2026	133	23,830
FOP	126	30	2026	38	6,808
FUS	508	100	2026	508	91,018
STR	52	10	2026	5	896
UAT	84	10	2026	8	1,433
TOTALS	2,135			1,815	325,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,815	113.4000	179.17	325,194	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1631 HX Base Yr 2025



930 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		325,194
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,194
SOH/AGL Deduction		0
ASSESSED VALUE		400,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,472
TOTAL JUST VALUE		400,194
NCON VALUE		325,194
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0174			12/26/2024
2024-0174	SFR HTD 1599	285,126	06/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1674	12/27/2024	WD	Q	I	01	405,000
GRANTOR: HEWETT DAVE H & GLEND						
GRANTEE: HEWETT CLAY & CASSA						
2454/1295	4/21/2021	QC	U	V	11	100
GRANTOR: SIMMONS 9 LLC						
GRANTEE: HEWETT DAVE H & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,60] N55 E13 S4 E8 S51 W21 $
FGR=[YR=2026;ORIG=40,5] N10 E21 S14 W8 N4 W13 $
FOP=[YR=2026;ORIG=40,60] E21 S6 W21 N6 $
FUS=[YR=2026;ORIG=90,10] S19 E4 S9 E13 N11 E4 N17 W21 $
STR=[YR=2026;ORIG=107,27] E4 S13 W4 N13 $
UAT=[YR=2026;ORIG=90,10] E21 N4 W21 S4 $
.

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	0006	MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	30.00	30.00	75,000							

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS