BLOCK 288 S1/2 OF LOT 7
CITY OF FDNA BEACH

BERGER JOSEPH EARL/BERGER REGINA LOUISE
711 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0288-0070

BUILDING CHARACTERISTICS

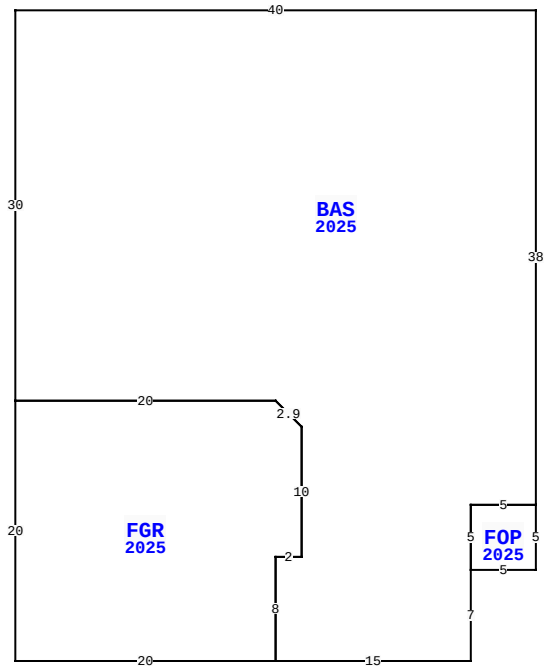
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,518	100	2025	1,518	267,183
FGR	422	55	2025	232	40,834
FOP	25	30	2025	8	1,408
TOTALS	1,965			1,758	309,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,758	111.4000	176.01	309,426	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 1518 HX Base Yr 2025



711 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,426
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		532,126
SOH/AGL Deduction		181,042
ASSESSED VALUE		351,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,362
TOTAL JUST VALUE		532,126
NCON VALUE		319,626
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0964	19X10 SCRN RM	10,400	03/28/2025
2023-0514	PRIVATE PROVIDER	500,000	12/07/2023
984119	ADDITION	2,500	10/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/552	7/30/2024	SW	Q	I	02	654,000
GRANTOR: W R HOWELL COMPANY IN						
GRANTEE: BERGER JOSEPH EARL						
2645/680	5/31/2023	WD	U	V	37	227,000
GRANTOR: HIGGS FAMILY JOINT RE						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S30 E20 D2R2 S10 W2 S8 E15 N7 N5 E5 N38 W40 $
FGR=[YR=2025;ORIG=10,40] S20 E20 N8 E2 N10 U2L2 W20 $
FOP=[YR=2025;ORIG=45,48] E5 S5 W5 N5 $
.

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	100	0	0	912.00	SF	10.00	10.00	100	2025	2024		100	9,120	
2	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00	10.00	100	2025	2024		100	780	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	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 06/16/2025 BY HS Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS