BLOCK 288 N1/2 OF LOT 7
CITY OF FDNA BEACH

DIDDLY SQUAT LLC
11 RIVERVIEW PARK DRIVE
BETTENDORF, IA 52722

2025

00-00-31-1800-0288-0071

BUILDING CHARACTERISTICS

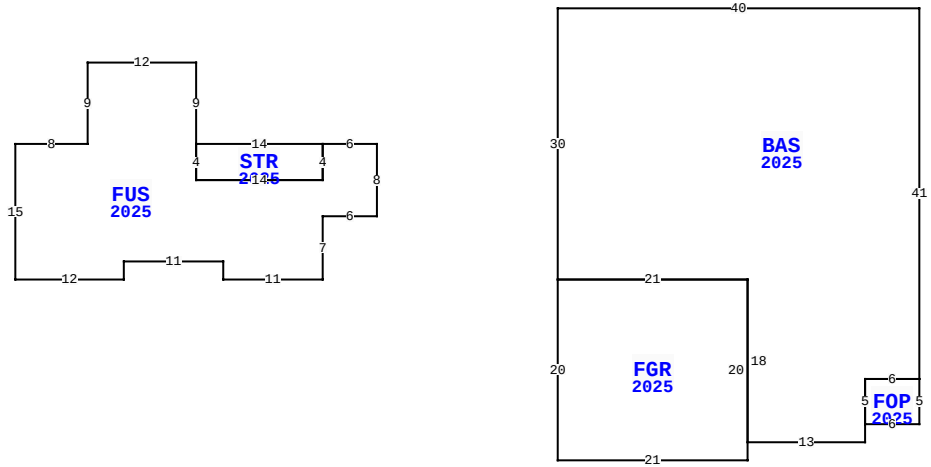
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04
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	1,500	100	2025	1,500	274,110
FGR	420	55	2025	231	42,213
FOP	30	30	2025	9	1,645
FUS	588	100	2025	588	107,451
STR	56	10	2025	6	1,096
TOTALS	2,594			2,334	426,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,334	115.6596	182.74	426,515	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2088 HX Base Yr



707 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	426,515
TOTAL MARKET OB/XF VALUE	9,440
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	648,455
SOH/AGL Deduction	0
ASSESSED VALUE	648,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	648,455
TOTAL JUST VALUE	648,455
NCON VALUE	435,955
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0696	30'X10' SCRN RM	12,500	01/21/2025
2023-0665			10/29/2024
2023-0665	2161 COND	500,000	02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/636	11/19/2024	WD	U	V	11	100
GRANTOR: W R HOWELL COMPANY IN						
GRANTEE: DIDDLY SQUAT LLC						
2749/337	11/04/2024	SW	Q	I	01	803,700
GRANTOR: W R HOWELL COMPANY IN						
GRANTEE: DIDDLY SQUAT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,40] N30 E40 S41 W6 S5 S2 W13 N18 W21 $
FGR=[YR=2025;ORIG=20,40] E21 S20 W21 N20 $
FOP=[YR=2025;ORIG=54,51] E6 S5 W6 N5 $
FUS=[YR=2025;ORIG=-40,40] E12 N2 E11 S2 E11 N7 E6 N8 W6 S4 W14 N4 N9 W12 S9 W8 S15 $
STR=[YR=2025;ORIG=-20,29] E14 N4 W14 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
1	0855	CONC PAVER	0	0	0	0	944.00	SF	10.00	10.00	100	2025	2024		100	9,440	

LAND DESCRIPTION

TOTAL OB/XF 9,440

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	0	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