BLOCK 295 LOTS 7 & 26
CITY OF FDNA BEACH

GASPER KIMBERLY L/E/
33 TOWN SQUARE BLVD APT 304
ASHEVILLE, NC 28803

2025

00-00-31-1800-0295-0070

BUILDING CHARACTERISTICS

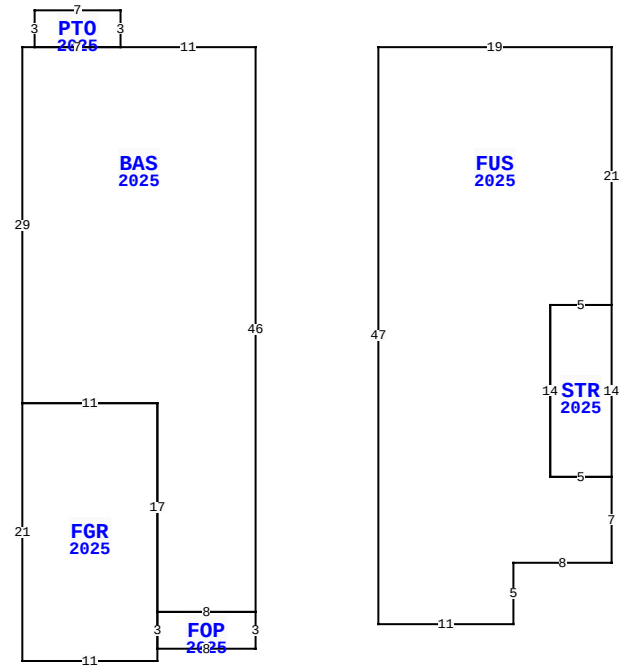
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	687	100	2025	687	139,083
FGR	231	55	2025	127	25,711
FOP	24	30	2025	7	1,417
FUS	783	100	2025	783	158,518
PTO	21	5	2025	1	202
STR	70	10	2025	7	1,417
TOTALS	1,816			1,612	326,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,612	128.1324	202.45	326,349	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 1470 HX Base Yr



915 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	326,349
TOTAL MARKET OB/XF VALUE	2,704
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	374,053
SOH/AGL Deduction	0
ASSESSED VALUE	374,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,053
TOTAL JUST VALUE	374,053
NCON VALUE	329,053
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230341	SFR HTD-1470		07/17/2023
2023-0341			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/916	10/31/2024	WD	U	V	11	100
GRANTOR: GASPER KIMBERLY						
GRANTEE: GASPER VICTORIA						
2714/3	5/24/2024	WD	Q	I	01	470,000
GRANTOR: HOLBROOK JOHN E						
GRANTEE: GASPER KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-10,-5] S47 E11 N5 E8 N7 W5 N14 E5 N21 W19 $
BAS=[YR=2025;ORIG=-20,-5] W11 W7 W1 S29 E11 S17 E8 N46 $
FGR=[YR=2025;ORIG=-39,24] E11 S17 S3 S1 W11 N21 $
STR=[YR=2025;ORIG=4,16] E5 S14 W5 N14 $
FOP=[YR=2025;ORIG=-28,41] E8 S3 W8 N3 $
PTO=[YR=2025;ORIG=-38,-8] E7 S3 W7 N3 $
.

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	0	0	0	396.00	SF	6.50	6.50	100	2025	2024		100	2,574	
2	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50	6.50	100	2025	2024		100	130	

LAND DESCRIPTION

TOTAL OB/XF 2,704

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	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	9.00	9.00	45,000							

REVIEW DATE 03/19/2024 BY HS Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS