BLOCK 295 PT OF LOTS 12 13
& N 1/2 OF 14 E OF SCL
N 1/2 OF 19 & ALL LOTS 20 & 21

THOMAS SHIRLEY ANN
925 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0295-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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

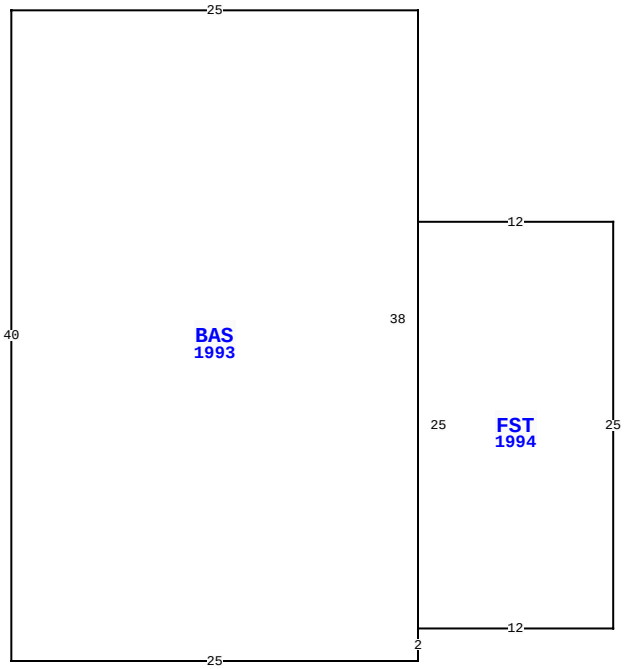
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	80,059
FST	300	55	1994	165	13,210
TOTALS	1,300			1,165	93,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,165	98.2832	98.28	114,496	1972	1990	0	0	0	18.54	81.46

1 SINGLE FAM – 100% - 0 Heated Area: 1000 HX Base Yr 1990



925 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		93,268
TOTAL MARKET OB/XF VALUE		749
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		281,517
SOH/AGL Deduction		222,323
ASSESSED VALUE		59,194
TOTAL EXEMPTION VALUE	HX HB SX WX	59,194
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100589	NEW SEWER LINE	800	04/12/2010
20080536	8X10 STORAGE SHED	1,500	04/02/2008
20040289	REPAIR/REPLACE FI	1,000	02/19/2004
20040270	SMOKE DETECTORS	1,000	02/17/2004
991767	DRYWALL,WINDOWS,R	5,900	12/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0109/0241	1/01/1971	TA	Q	I		16,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S40 E25 N2 FST=[YR=1994] E12 N25 W12S25$ N38$.

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	100	22	10	220.00	SF	6.50	6.50	100	1972	1972	3	22	315	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1972	1972	3	22	86	
3	0351	CARPORT MT	0	100	12	21	252.00	SF	6.90	6.90	100	2001	2001	3	20	348	

LAND DESCRIPTION

TOTAL OB/XF 749

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	62.00	160.00	62.50	FF		1.00	1.00	1.00	3,000.00	3,000.00	187,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 07/30/2025 BY SYS