BLOCK 295 LOT 23
IN OR 2086/966
CITY OF FDNA BEACH

COMBS JULIE
921 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0295-0230

BUILDING CHARACTERISTICS

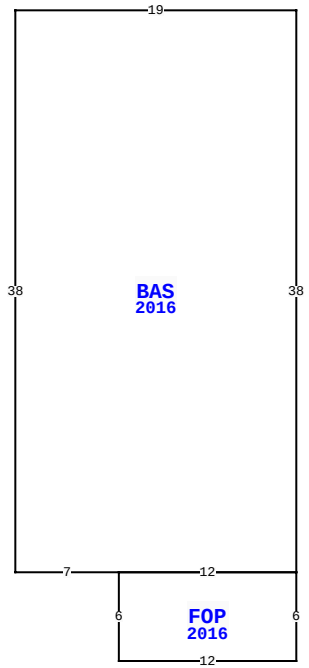
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	722	100	2016	722	92,219
FOP	72	30	2016	22	2,810
TOTALS	794			744	95,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	744	132.3630	132.36	98,476	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 722 HX Base Yr 2017



921 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		95,029
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		170,029
SOH/AGL Deduction		83,370
ASSESSED VALUE		86,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,937
TOTAL JUST VALUE		170,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152262	CO ISSUED	0	05/18/2016
20152262	NEW CONSTR	60,000	09/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/0966	11/10/2016	WD	U	I	17	110,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: COMBS JULIE						
1800/0130	6/26/2012	WD	U	V	17	35,000
GRANTOR: MCCARTNEY REBECCA & G						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 S38 E7 FOP=[YR=2016] S6 E12 N6 W12$ E12 N38$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	25.00	100.00	25.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	75,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS