LOT 37 IN OR 642/1212
BEACHWOOD VILLAGE UNIT 1
PB 4/25-27

MATTEY MYRTLE R
7 RAILROAD VINE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0037-0000

BUILDING CHARACTERISTICS

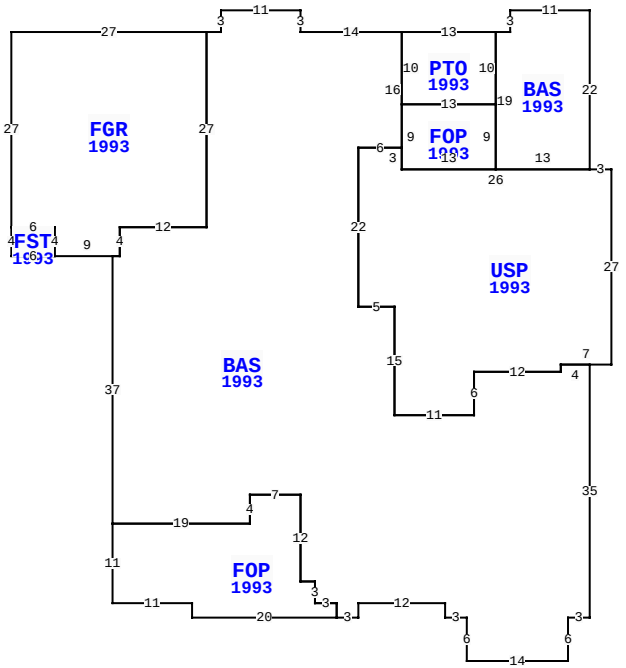
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	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 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100	1993	280	39,320
BAS	3,277	100	1993	3,277	460,190
FGR	765	55	1993	421	59,121
FOP	117	30	1993	35	4,915
FOP	360	30	1993	108	15,166
FST	24	55	1993	13	1,825
PTO	130	5	1993	6	843
USP	1,012	30	1993	304	42,691
TOTALS	5,965			4,444	624,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,444	106.4448	168.18	747,392	1991	1991	0	0	0	16.50	83.50

1 SFR CUST – 100% - 1992 Heated Area: 3557 HX Base Yr 1992



7 RAILROAD VINE, FERNANDINA BEACH

BLD DATE		LGL DATE	03/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		624,072
TOTAL MARKET OB/XF VALUE		17,336
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,141,408
SOH/AGL Deduction		571,249
ASSESSED VALUE		570,159
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		514,437
TOTAL JUST VALUE		1,141,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,113,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6431	NEW CONSTR	326,239	04/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0642/1212	11/27/1991	QC	Q	V	01	100
GRANTOR: MATTEY GEORGE						
GRANTEE: MATTEY GEORGE & M						
0548/0728	7/25/1988	WD	Q	V		43,000
GRANTOR: WAGES, SHIPES, &REAMES						
GRANTEE: MATTEY GEORGE J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W3 BAS=[YR=1993] N22 W11 S3 W2 PTO=[YR=1993] W13 S10 FOP=[YR=1993] S9 E13 N9 W13 $ E13 N10 $ S19 E13 $ W26 N3 BAS=[YR=1993] N16 W14 N3 W11 S3 W2 FGR=[YR=1993] W27 S27 FST=[YR=1993] S4 E6 N4 W6 $ E6 S4 E9 N4 E12 N27 $ S27 W12 S4 W1 S37 FOP=[YR=1993] S11 E11 S2 E20 N2 W3 N3 W2 N12 W7 S4 W19 $ E19 N4 E7 S12 E2 S3 E3 S2 E3 N2 E12 S2 E3 S6 E14 N6 E3 N35 W4 S1 W12 S6 W11 N15 W5 N22 E6 $ W6 S22 E5 S15 E11 N6 E12 N1 E7 N27 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0812	CONCRETE C	0	100	0	0	2,495.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,938	
3	0858	SCULP CONC	0	100	0	0	745.00	SF	13.00	13.00	100	1991	1991	3	86	8,329	
4	0861	POOL GUNIT	0	100	0	0	77.00	SF	85.00	85.00	100	1991	1991	3	20	1,309	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 17,336

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS