BLK 7 LOT 10
OLD TOWN S/D UNR

BOSWORTH DAVID & HOPE
907 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0007-0100

BUILDING CHARACTERISTICS

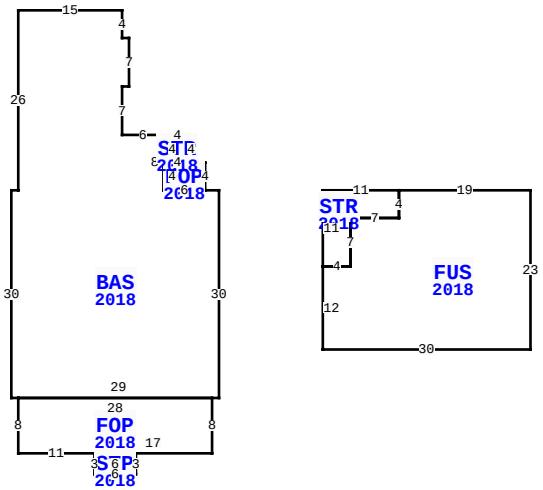
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

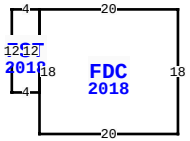
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	2018	1,345	425,759
FDC	360	35	2018	126	39,885
FOP	24	30	2018	7	2,215
FOP	224	30	2018	67	21,209
FST	48	55	2018	26	8,230
FUS	618	100	2018	618	195,628
STP	18	10	2018	2	633
STR	16	10	2018	2	633
STR	72	10	2018	7	2,215
TOTALS	2,725			2,200	696,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,200	196.5880	326.34	717,948	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2026 Heated Area: 1963 HX Base Yr 2026





907 SAN FERNANDO 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		696,410
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		233,000
TOTAL MARKET VALUE		931,350
SOH/AGL Deduction		0
ASSESSED VALUE		931,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		879,939
TOTAL JUST VALUE		931,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172111	CO ISSUED	0	10/23/2018
20172267	GARAGE	9,106	07/25/2017
20172111	NEW CONSTR	222,743	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0055	12/30/2022	WD	Q	I	01	1,100,000
GRANTOR: BLACK TIM & MARY						
GRANTEE: BOSWORTH DAVID & HO						
2569/0140	6/08/2022	WD	Q	I	05	1,300,000
GRANTOR: CAMPBELL KERRIE LEE						
GRANTEE: BLACK TIM & MARY (H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W2 FOP=[YR=2018] N4 W2 STR=[YR=2018] N4W4S4E4$ W4S4E6$ W6N8 W6 N7 E1 N7 W1 N4 W15 S26 W1 S30 E1 FOP=[YR=2018] S8 E11 STP=[YR=2018] S3E6N3W6$ E17 N8 W28$ E29 N30$ PTR=E15 STR=[YR=2018] E11 FUS=[YR=2018] E19 S23 W30 N12E4 N7 E7 N4$ S4 W7 S7 W4 N11$ W15$ PTR=E15 S50 FST=[YR=2018] E4 FDC=[YR=2018] E20 S18W20 N18$ S12 W4 N12$ N50W15$.

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	2018	2018	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	5,000.00	5,000.00	233,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 233,000 Market: 0 Agricultural: 0 Common: 233,000 PRINTED 07/09/2026 BY SYS