BLOCK 41 LOT N 30 FT OF 2
IN OR 2421/1141
CITY OF FDNA BEACH

PHILLIPS JULIE A
110 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0041-0021

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	06	Quality Level 06

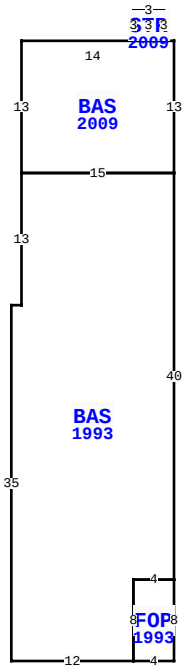
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	723	100	1993	723	220,561
BAS	195	100	2009	195	59,487
FOP	32	30	1993	10	3,050
STR	9	10	2009	1	305
TOTALS	959			929	283,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	929	143.5752	238.33	221,409	1909	2007	0	0	128	8.50	128.00

1 SFR CUST 100% - 2019 Heated Area: 918 HX Base Yr 2019



110 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	8	14	112.00	SF	30.00	30.00	100	2006	2006	3	22	739	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,404
TOTAL MARKET OB/XF VALUE		739
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		449,143
SOH/AGL Deduction		176,644
ASSESSED VALUE		272,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,088
TOTAL JUST VALUE		449,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090962	CONCRETE IN ROW	1,000	07/22/2009
20090719	H/AC	300	06/09/2009
20090707	ELEC FOR SUNROOM	350	06/05/2009
20081637	ADD SUNROOM	7,000	10/29/2008
20062820	UPDATE TO 200 AMP	2,000	12/29/2006
20062815	REPLUMB EXISTING	2,800	12/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1141	12/15/2020	QC	U	I	11	100
GRANTOR: PHILLIPS JULIE A & GR						
GRANTEE: PHILLIPS JULIE A						
2222/0377	9/07/2018	WD	Q	I	01	337,500
GRANTOR: MEGER BRUCE E						
GRANTEE: PHILLIPS GREGORY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W1 STR=[YR=2009] N3W3S3E3$ W14S13 BAS=[YR=1993] S13 W1 S35 E12 FOP=[YR=1993] E4N8W4S8$ N8E4N40W15$ E15N13$.

LAND DESCRIPTION

TOTAL OB/XF 739

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	0003	R-2	30.00	100.00	30.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	165,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS