BLOCK 136 LOT 8
IN OR 1756/824
CITY OF FDNA BEACH

BORGE PAUL D & SUSAN W
401 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0136-0080

NASSAU COUNTY PROPERTY

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	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

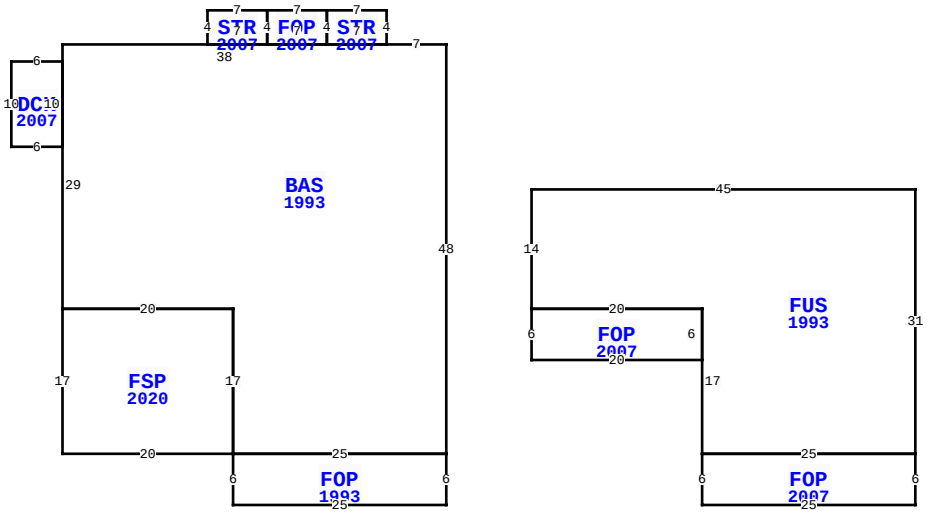
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	266,451
DCK	60	10	2007	6	879
FOP	150	30	1993	45	6,588
FOP	28	30	2007	8	1,171
FOP	120	30	2007	36	5,271
FOP	150	30	2007	45	6,588
FSP	340	40	2020	136	19,911
FUS	1,055	100	1993	1,055	154,454
STR	28	10	2007	3	439
STR	28	10	2007	3	439
TOTALS	3,779			3,157	462,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,157	116.3800	161.77	510,708	1900	2005	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2012 Heated Area: 2875 HX Base Yr 2012



401 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,191
TOTAL MARKET OB/XF VALUE		18,164
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		980,355
SOH/AGL Deduction		482,724
ASSESSED VALUE		497,631
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		446,220
TOTAL JUST VALUE		980,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		894,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200144	ADDITION	15,000	05/14/2020
20121105	4' FENCE	0	06/12/2012
20110082	ELEC FOR GARAGE	800	01/18/2011
20101853	ROOF FOR GARAGE	5,000	10/26/2010
20101852	GARAGE	15,000	10/21/2010
20100536	INSULATE SUB FLOO	2,375	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/0824	9/16/2011	WD	Q	I	01	590,000
GRANTOR: BOYER BRIAN K TRUSTEE						
GRANTEE: BORGE PAUL D & SUSA						
1472/1722	1/19/2007	WD	U	I		250,000
GRANTOR: STILLWELL JOHN D						
GRANTEE: KEMP C TODD TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STR=[YR=2007] N4W7 FOP=[YR=2007] W7
STR=[YR=2007] W7S4E7N4$S4 E7N4$ S4E7$W38 S2 DCK=[YR=2007] W6
S10E6N10$ S29 FSP=[YR=2020] S17 E20 N17 W20
$E20S17FOP=[YR=1993] S6 E25 N6 W25$E25 N48 $ PTR= E10 S17
FUS=[YR=1993] S14 FOP=[YR=2007] S6E20N6 W20$E20S17
FOP=[YR=2007] S6 E25 N6 W25$E25 N31 W45$ N17 W10$.

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	0819	CONC 12"	0	100	5	8	40.00	SF	9.50	9.50	100	1960	1960	3	20	76	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	6,230	
4	0510	GARAGE WD-	0	100	22	22	484.00	SF	43.75	43.75	100	2011	2011	3	56	11,858	

LAND DESCRIPTION

TOTAL OB/XF 18,164

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	500,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS