BLOCK 140 LOT 7
CITY OF FDNA BEACH

HUDSON RONALD CARL
517 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0140-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 75
Exterior Wall	05	AVERAGE 25
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 75
Roof Cover	02	ROLL COMP 25
Interior Wall	05	DRYWALL 75
Interior Wall	02	WALL BD/WD 25
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

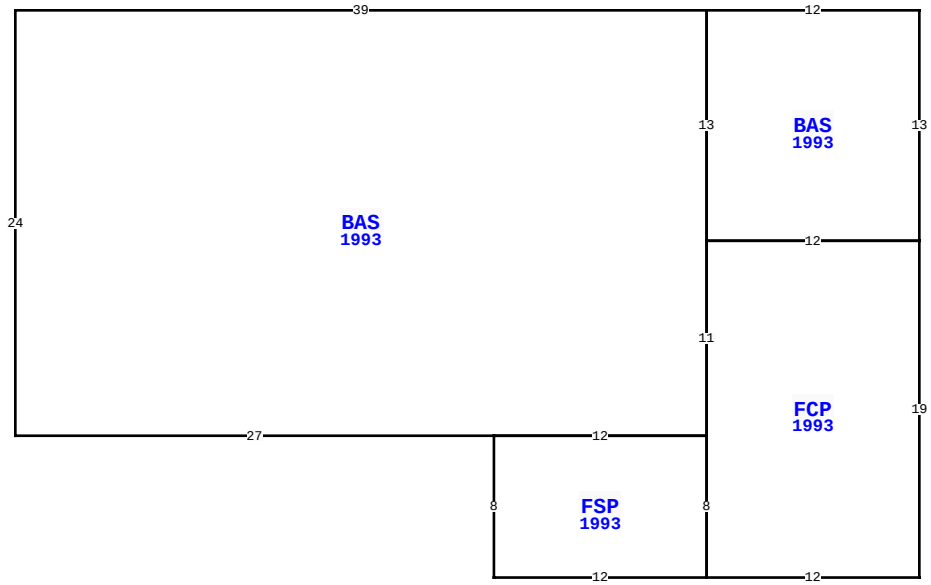
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	1993	156	17,743
BAS	936	100	1993	936	106,460
FCP	228	25	1993	57	6,483
FSP	96	40	1993	38	4,322
TOTALS	1,416			1,187	135,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,187	98.7390	137.25	162,916	1955	1990	0	0	0	17.13	82.87

1 SNGL FAM 0% - 2026 Heated Area: 1092 HX Base Yr



517 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,008
TOTAL MARKET OB/XF VALUE	4,992
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	565,000
SOH/AGL Deduction	0
ASSESSED VALUE	565,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	565,000
TOTAL JUST VALUE	565,000
NCON VALUE	139,987
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984089	REROOF	3,000	08/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/1912	6/29/2026	WD	Q	I	01	650,000
GRANTOR: WALLS JAMES D & JANIC						
GRANTEE: HUDSON RONALD CARL						
2778/129	3/31/2025	WD	Q	I	03	420,000
GRANTOR: TESTON LESLIE G						
GRANTEE: WALLS JAMES D & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W39 S24 E27 E12 N11 N13 $
FCP=[YR=1993;ORIG=0,32] E12 N19 W12 S11 S8 $
BAS=[YR=1993;ORIG=12,13] N13 W12 S13 E12 $
FSP=[YR=1993;ORIG=-12,24] S8 E12 N8 W12 $
.

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
5	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	100	1970	1970	3	20	4,992	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS