BLOCK 148 N1/2 OF LOT 1
PT OR 1923/1583
CITY OF FDNA BEACH

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0148-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

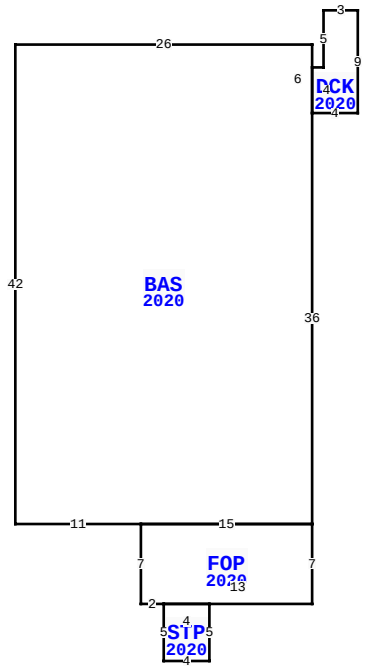
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2020	1,092	206,948
DCK	31	10	2020	3	568
FOP	105	30	2020	32	6,064
STP	20	10	2020	2	379
TOTALS	1,248			1,129	213,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,129	139.1250	193.38	218,326	2020	2020	0	0	0	2.00	98.00

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



604 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	213,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	426,459
SOH/AGL Deduction	74,313
ASSESSED VALUE	352,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,146
TOTAL JUST VALUE	426,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190121	CO ISSUED	0	02/26/2020
20190121	NEW CONSTR	0	03/11/2019
20150360	DEMOLITION	5,000	02/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/1583	6/23/2014	WD	U	I	37	70,000
GRANTOR: SATTERWHITE HILDA F						
GRANTEE: SHORELINE RENTAL IN						
0199/0154	1/01/1975	FS	U	I		5,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S42 E11 FOP=[YR=2020] S7 E2 STP=[YR=2020] S5 E4 N5 W4$ E13 N7 W15$ E15 N36 DCK=[YR=2020] E4 N9 W3 S5 W1 S4$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	MU-8	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS