BLOCK 149 N1/2 LOT 5
CITY OF FDNA BEACH

HORTON GREGORY CHADBURN
649 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0149-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

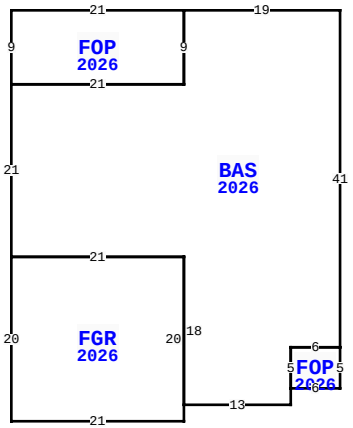
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

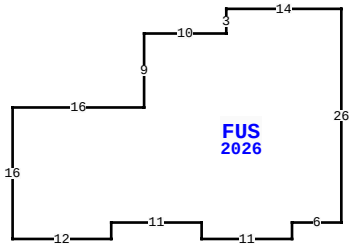
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	2026	1,311	236,085
FGR	420	55	2026	231	41,598
FOP	30	30	2026	9	1,621
FOP	189	30	2026	57	10,265
FUS	864	100	2026	864	155,589
TOTALS	2,814			2,472	445,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,472	108.4800	180.08	445,158	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2175 HX Base Yr 2026





649 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		445,158
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		657,658
SOH/AGL Deduction		0
ASSESSED VALUE		657,658
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		606,247
TOTAL JUST VALUE		657,658
NCON VALUE		445,158
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0576			05/08/2025
2024-0576	SFR	385,454	10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/1103	1/27/2026	SW	U	I	11	100
GRANTOR: COASTAL LEGACY GROUP						
GRANTEE: HORTON GREGORY CHAD						
2837/1560	12/19/2025	SW	Q	V	05	765,000
GRANTOR: COASTAL LEGACY GROUP						
GRANTEE: HORTON GREGORY CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,20] S21 E21 S18 E13 N2 N5 E6 N41 W19 S9 W21 $
FOP=[YR=2026;ORIG=30,11] E21 S9 W21 N9 $
FGR=[YR=2026;ORIG=30,41] E21 S20 W21 N20 $
FOP=[YR=2026;ORIG=64,52] E6 S5 W6 N5 $
FUS=[YR=2026;ORIG=100,46] E12 N2 E11 S2 E11 N2 E6 N26 W14 S3 W10 S9 W16 S16 $
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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

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 06/17/2025 BY HS Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS