BLOCK 152 LOTS 20 21 &
N1/2 OF LOT 19 (S-1)
IN OR 1515/1299

VESTAL AARON D
755 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0152-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

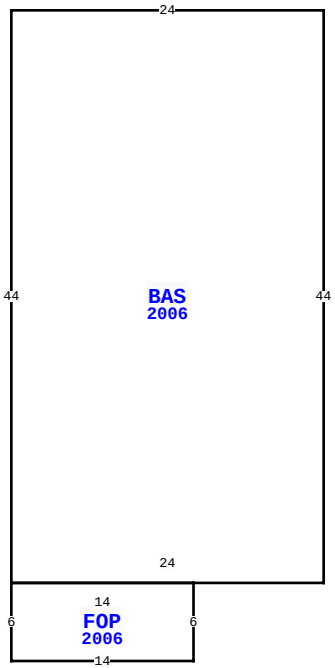
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2006	1,056	112,478
FOP	84	30	2006	25	2,663
TOTALS	1,140			1,081	115,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	111.7770	117.37	126,877	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2008 Heated Area: 1056 HX Base Yr 2008



755 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,141
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		265,625
TOTAL MARKET VALUE		380,766
SOH/AGL Deduction		286,797
ASSESSED VALUE		93,969
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,558
TOTAL JUST VALUE		380,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062185	XFOB	1,000	09/19/2006
20060898	ELEC OTHER	3,000	04/26/2006
20060692	H/AC	4,500	04/03/2006
20060106	OTHER	4,000	01/13/2006
20051944	NEW CONSTR	30,000	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1299	7/30/2007	WD	Q	I	03	87,400
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: VESTAL AARON D						
1515/1297	7/30/2007	QC	U	I	10	100
GRANTOR: STRICKLAND JUDITH S						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W24 S44 FOP=[YR=2006] S6 E14 N6 W14$E24$.

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	63.00	100.00	62.50	FF		1.00	1.00	1.00	4,250.00	4,250.00	265,625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 265,625 Market: 0 Agricultural: 0 Common: 265,625 PRINTED 07/09/2026 BY SYS