

BLOCK 160 LOTS 5 6 & S 5FT OF
LOT 4
CITY OF FDNA BEACH

CLARK DOUGLAS L & MARGARET M
816 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0160-0060



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,920	100	2020	1,920	300,134
FGR	484	55	2020	266	41,581
FOP	168	30	2020	50	7,816
FOP	172	30	2020	52	8,129
FST	28	55	2020	15	2,345
TOTALS	2,772			2,303	360,005

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		MU-8	75.00	100.00	7,500.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,303	114.7580	159.51	367,352	2020	2020	0	0
1 SNGL FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021									
816 S 7TH ST, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/06/2026 MLU									

TOTAL OB/XF									
3,430									

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3,430									

Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		360,005	
TOTAL MARKET OB/XF VALUE		3,430	
TOTAL LAND VALUE - MARKET		337,500	
TOTAL MARKET VALUE		700,935	
SOH/AGL Deduction		294,994	
ASSESSED VALUE		405,941	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		354,530	
TOTAL JUST VALUE		700,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190685	NEW CONSTR	0	01/28/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/0795	12/09/2020	WD Q	I	01	
GRANTOR: IRON HORSE REALTY LLC					
GRANTEE: CLARK DOUGLAS L & M					
2223/0707	9/14/2018	WD Q	V	01	
GRANTOR: WILLIAMS VALERIE F					
GRANTEE: IRON HORSE REALTY L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W21 S8 E21 N8 \$ S8 W21 S45 FOP=[YR=2020] S8 E14 S2 E6 FGR=[YR=2020] S7 E22 N22 FST=[YR=2020] N4 W7 S4 E7 \$ W22 S15 \$ N10 W20 \$ E20 N5 E15 N4 E7 N44 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 337,500 PRINTED 07/09/2026 BY SYS