BLOCK 166 LOT 15
CITY OF FDNA BEACH

ZOELLER REBECCA L & CHARLES E
928 S 7TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0166-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	05	Quality Level 05

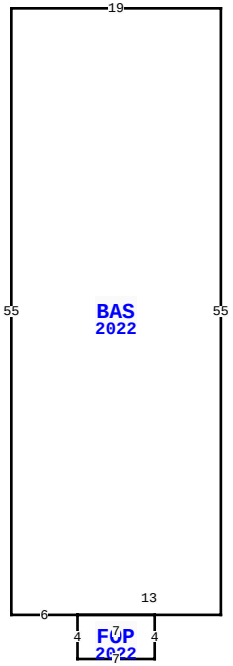
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	2022	1,045	284,708
FOP	28	30	2022	8	2,180
TOTALS	1,073			1,053	286,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,053	165.7840	275.20	289,786	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2025 Heated Area: 1045 HX Base Yr 2025



928 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,888
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		399,388
SOH/AGL Deduction		37,634
ASSESSED VALUE		361,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,343
TOTAL JUST VALUE		399,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211569	NEW CONSTR	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2744/1045	10/18/2024	WD	Q	I	01	467,900
GRANTOR: LAVIERI EDWARD D JR &						
GRANTEE: ZOELLER REBECCA L &						
2675/1941	10/12/2023	WD	Q	I	01	450,000
GRANTOR: AMBROSE MALLORY C						
GRANTEE: LAVIERI EDWARD D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 S55 E6 FOP=[YR=2022] S4 E7 N4 W7$ E13 N55$.

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	MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	45.00	45.00	112,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/09/2026 BY SYS