BLOCK 295 PT OF LOTS 12 13
& N 1/2 OF 14 E OF SCL
N 1/2 OF 19 & ALL LOTS 20 & 21

THOMAS SHIRLEY ANN L/E/
925 S 7TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0295-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

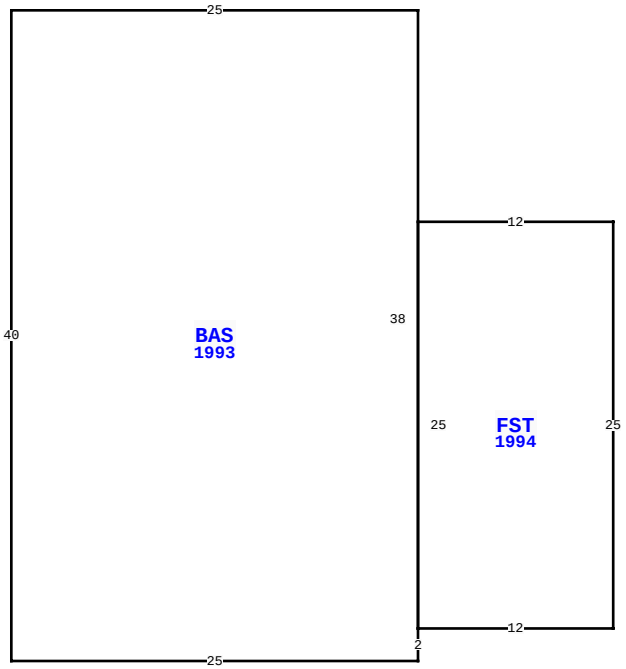
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 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 | 1,000 | 100 | 1993 | 1,000 | 83,540 |
| FST | 300 | 55 | 1994 | 165 | 13,784 |
| TOTALS | 1,300 | | | 1,165 | 97,325 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,165 | 98.2832 | 103.20 | 120,228 | 1972 | 1990 | 0 | 0 | 0 | 19.05 | 80.95 |

1 SINGLE FAM 100% - 0 Heated Area: 1000 HX Base Yr 1990




925 S 7TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,325 |
| TOTAL MARKET OB/XF VALUE | | 348 |
| TOTAL LAND VALUE - MARKET | | 187,500 |
| TOTAL MARKET VALUE | | 285,173 |
| SOH/AGL Deduction | | 224,381 |
| ASSESSED VALUE | | 60,792 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 60,792 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 285,173 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100589 | NEW SEWER LINE | 800 | 04/12/2010 |
| 20080536 | 8X10 STORAGE SHED | 1,500 | 04/02/2008 |
| 20040289 | REPAIR/REPLACE FI | 1,000 | 02/19/2004 |
| 20040270 | SMOKE DETECTORS | 1,000 | 02/17/2004 |
| 991767 | DRYWALL,WINDOWS,R | 5,900 | 12/09/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2868/1528 | 5/12/2026 | LE | U | I | 11 | 100 |
| GRANTOR: THOMAS SHIRLEY ANN | | | | | | |
| GRANTEE: THOMAS TAMIA JAKOBY | | | | | | |
| 0109/0241 | 1/01/1971 | TA | Q | I | | 16,200 |
| GRANTOR: BOHANNON LEWIS L & SH | | | | | | |
| GRANTEE: THOMAS JAMES & SHIR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S40 E25 N2 FST=[YR=1994] E12 N25 W12S25$ N38$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0351 | CARPORT MT | 0 | 100 | 12 | 21 | 252.00 | SF | 6.90 | 6.90 | 100 | 2001 | 2001 | 3 | 20 | 348 | |

## LAND DESCRIPTION

TOTAL OB/XF 348

| 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 | 62.00 | 160.00 | 62.50 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 187,500 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 07/09/2026 BY SYS