BLOCK 295 LOT 22
IN OR 2086/939
CITY OF FDNA BEACH

FITZWATER JUDY
923 S 7TH ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0295-0220**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

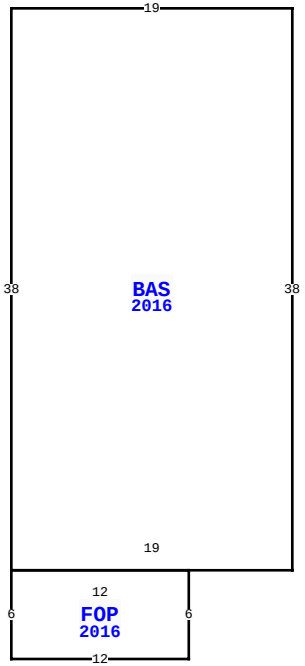
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 722 | 100 | 2016 | 722 | 105,070 |
| FOP | 72 | 30 | 2016 | 22 | 3,202 |
| TOTALS | 794 | | | 744 | 108,272 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 744 | 144.3750 | 151.59 | 112,783 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 722 HX Base Yr 2017




923 S 7TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 108,272 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 183,272 |
| SOH/AGL Deduction | | 88,271 |
| ASSESSED VALUE | | 95,001 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 43,590 |
| TOTAL JUST VALUE | | 183,272 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20152264 | CO ISSUED | 0 | 05/18/2016 |
| 20160266 | 60 SF SHED | 0 | 02/01/2016 |
| 20152264 | NEW CONSTR | 60,000 | 09/18/2015 |
| 6703 | DEMOLITION | 100 | 08/15/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2086/0939 | 11/10/2016 | WD | U | I | 17 | 110,000 |
| GRANTOR: NASSAU HABITAT FOR HU | | | | | | |
| GRANTEE: FITZWATER JUDY | | | | | | |
| 1800/0130 | 6/26/2012 | WD | U | V | 17 | 35,000 |
| GRANTOR: MCCARTNEY REBECCA & G | | | | | | |
| GRANTEE: NASSAU HABITAT FOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W19 S38 FOP=[YR=2016] S6 E12 N6 W12$ E19 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 25.00 | 100.00 | 25.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS