BLOCK 295 LOT 25
CITY OF FDNA BEACH

PAJEVIC BREANNA
917 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0295-0250

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

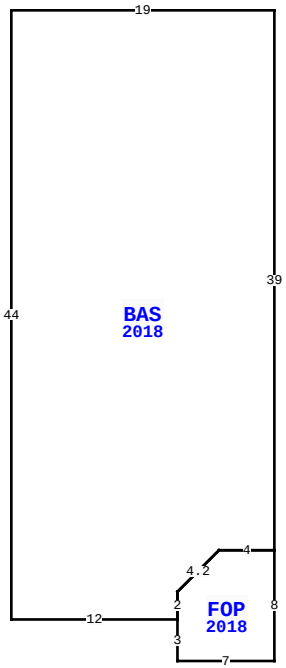
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	2018	806	144,644
FOP	52	30	2018	16	2,871
TOTALS	858			822	147,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	822	133.1000	185.01	152,078	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 806 HX Base Yr 2022



917 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		147,516
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		222,516
SOH/AGL Deduction		29,348
ASSESSED VALUE		193,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,757
TOTAL JUST VALUE		222,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173812	CO ISSUED	0	07/12/2018
20173812	NEW CONSTR	92,906	12/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1803	12/08/2021	WD	Q	I	01	195,900
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: PAJEVIC BREANNA						
2351/0897	4/02/2020	WD	U	I	17	3,100
GRANTOR: CARDENAS RENDA						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 S44 E12 FOP=[YR=2018] S3 E7 N8 W4 D3 L3 S2$ N2 U3 R3 E4 N39$.

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS