BLOCK 27 LOT 13
CITY OF FDNA BEACH

TAYLOR FREDERIC II REV TRUST/TAYLOR FREDERIC LEE I
412 NORTH POPLAR STREET
CHARLOTTE, NC 28202-1728

2023

00-00-31-1800-0027-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

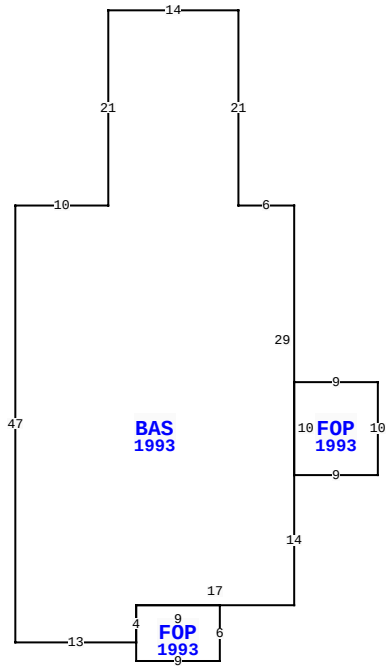
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	414,326
FOP	54	30	16	4,052
FOP	90	30	27	6,838
TOTALS	1,780		1,679	425,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	1,679	134.6400	191.86	322,133	1934	1998	0	0	132	18.00	132.00

1 SFR CUST – 0% - 2023 Heated Area: 1636 HX Base Yr



211 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	425,216
TOTAL MARKET OB/XF VALUE	8,754
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	633,970
SOH/AGL Deduction	0
ASSESSED VALUE	633,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	633,970
TOTAL JUST VALUE	633,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120263	WOOD FENCE	500	02/17/2012
20051769	KIT,BATH,DECKS,GR	30,000	05/11/2005
20051410	ELEC OTHER	2,000	03/16/2005
20051363	REPAIR/RRF	8,000	03/07/2005
20051323	REMODEL	1,000	02/25/2005
20051017	H/AC	3,000	01/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1859	6/30/2022	WD	Q	I	01	780,000
GRANTOR: EVANS ROBERT M & AMY						
GRANTEE: TAYLOR FREDERIC II						
2432/1698	2/10/2021	WD	Q	I	02	585,000
GRANTOR: COOK FAMILY REVOCABLE						
GRANTEE: EVANS ROBERT M & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6N21W14S21W10 S47 E13 FOP=[YR=1993]
S2E9N6W9S4$ N4E17 N14 FOP=[YR=1993] E9N10W9S10$N29$.

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
1	0825	BRICK	0	0	0	0	204.00	SF	8.75	8.75	100	1970	1970	3	58	1,035	
2	0810	CONCRETE A	0	0	0	0	1,180.00	SF	6.50	6.50	100	1980	1980	3	35	2,685	
3	0510	GARAGE WD-	0	0	12	18	216.00	SF	35.00	35.00	100	2005	2005	3	44	3,326	
4	0825	BRICK	0	0	23	3	69.00	SF	12.50	12.50	100	2006	2006	3	97	837	
5	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	2006	2006	3	88	220	
6	1242	WD DECK A	0	0	21	8	168.00	SF	10.00	10.00	100	2006	2006	3	31	521	
7	1242	WD DECK A	0	0	7	6	42.00	SF	10.00	10.00	100	2006	2006	3	31	130	

LAND DESCRIPTION

TOTAL OB/XF 8,754

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	SFR	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS