BLOCK 28 LOT 9 E 22 FT OF 8
IN OR 586/924
CITY OF FDNA BEACH

HOMEYER CAROL M
125 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0090

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	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 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	03	Quality Level 03

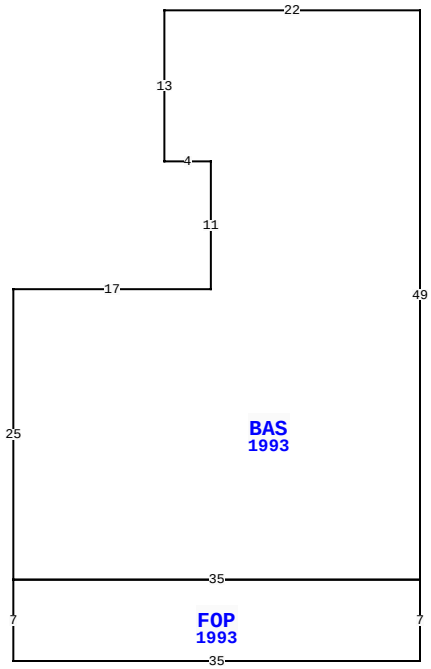
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1,359	164,054
FOP	245	30	74	8,933
TOTALS	1,604		1,433	172,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,433	119.6000	142.02	203,515	1900	1990	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 1359 HX Base Yr



125 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,228
TOTAL MARKET OB/XF VALUE		3,749
TOTAL LAND VALUE - MARKET		288,000
TOTAL MARKET VALUE		550,977
SOH/AGL Deduction		390,431
ASSESSED VALUE		160,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,546
TOTAL JUST VALUE		550,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060333	REROOF W/50YR SHN	0	02/13/2006
20033998	SEWER LINE REPAIR	0	10/14/2003
8821	REMODEL	30,250	01/30/1995
8351	REMODEL	5,000	05/27/1994
5695	REPAIR/RRF	3,500	11/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0586/0924	12/21/1989	WD	Q	I		50,000
GRANTOR: ELLIS ROBERT B JR						
GRANTEE: HOMEYER CAROL M						
0346/0003	9/01/1981	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S13 E4 S11 W17 S25 FOP=[YR=1993] S7 E35 N7W35$ E35 N49$.

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
3	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	1995	1995	3	20	552	
4	1241	WD DECK G	0	100	5	13	65.00	UT	11.50	11.50	100	1995	1995	3	24	179	
5	0819	CONC 12"	0	100	10	3	30.00	SF	9.50	9.50	100	1960	1960	3	20	57	
6	0830	FLAGSTONE	0	100	0	0	112.00	SF	8.40	8.40	100	1960	1960	3	20	188	
7	0825	BRICK	0	100	0	0	47.00	SF	12.50	12.50	100	1994	1994	3	91	535	
8	0810	CONCRETE A	0	100	4	14	56.00	SF	6.50	6.50	100	1960	1960	3	20	73	
9	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	1960	1960	3	20	421	
10	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	1960	1960	3	20	182	
11	0825	BRICK	0	0	4	13	52.00	SF	12.50	12.50	100	1995	1995	3	91	592	

TOTAL OB/XF 3,355

LAND DESCRIPTION

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	000800	C	MULTI-FAM	100	0003	R-2	72.00	100.00	72.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	288,000							

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 288,000 Market: 0 Agricultural: 0 Common: 288,000 PRINTED 08/02/2023 BY SYS

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2023

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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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

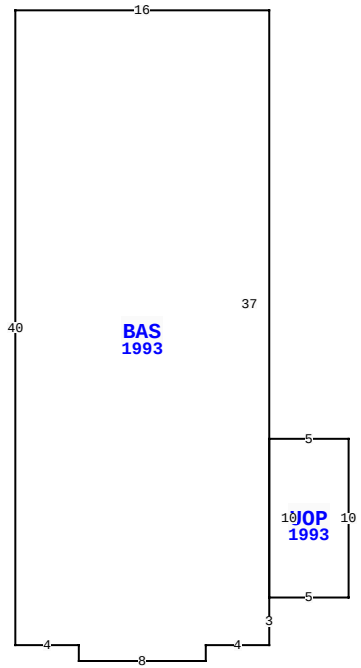
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	84,930
UOP	50	20	10	1,310
TOTALS	698		658	86,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	658	127.6000	151.52	99,700	1900	1994	0	0	0	13.50	86.50

2 SNGL FAM – 0% - 0 Heated Area: 648 HX Base Yr



125 S 6TH ST, FERNANDINA BEACH

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0346/0003	9/01/1981	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S40E4S1E8N1E4N3 UOP=[YR=1993] E5N10W5S10$ N37$.

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
12	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	1995	1995	3	20	24	
13	1126	CB/STC 8"	0	100	77	3	231.00	SF	8.00	8.00	100	1950	1950	3	20	370	

LAND DESCRIPTION

TOTAL OB/XF 394

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

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 288,000 Market: 0 Agricultural: 0 Common: 288,000 PRINTED 08/02/2023 BY SYS