BLOCK 32 LOT 12
IN OR 978/1924
CITY OF FDNA BEACH

MEGER BRUCE E
213 N 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0032-0120

BUILDING CHARACTERISTICS

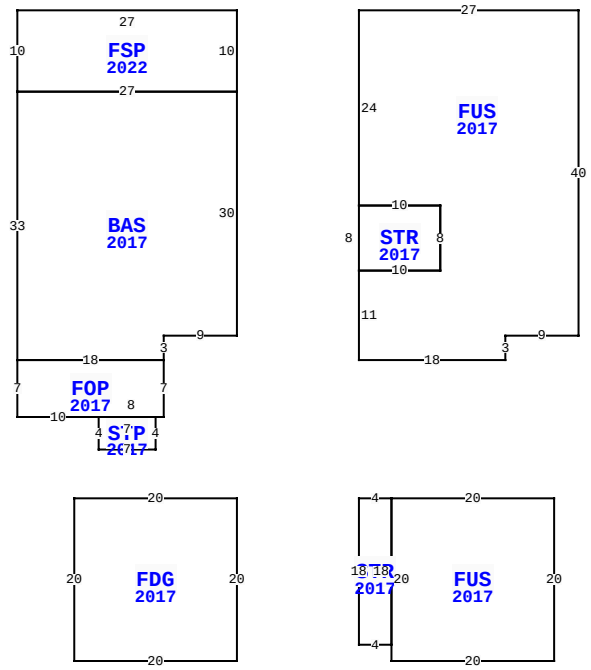
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	151,876
FDG	400	60	240	42,188
FOP	126	30	38	6,680
FSP	270	40	108	18,985
FUS	400	100	400	70,313
FUS	1,054	100	1,054	185,275
STP	28	10	3	527
STR	72	10	7	1,231
STR	80	10	8	1,406
TOTALS	3,294		2,722	478,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,722	125.8752	179.37	488,245	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2318 HX Base Yr 2019



213 N 6TH 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		478,480
TOTAL MARKET OB/XF VALUE		11,387
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		649,867
SOH/AGL Deduction		119,164
ASSESSED VALUE		530,703
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		480,703
TOTAL JUST VALUE		649,867
NCON VALUE		19,482
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160708	CO ISSUED	0	03/20/2018
20160708	NEW CONSTR	227,589	03/15/2016
20160710	GARAGE	35,704	03/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/1924	4/03/2001	WD	Q	V		33,500
GRANTOR: HAZEL MAGGIE E STAYS						
GRANTEE: MEGER BRUCE E						
0257/0673	7/01/1978	MS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W27 S10 BAS=[YR=2017] S33 FOP=[YR=2017] S7 E10 STP=[YR=2017] S4 E7 N4 W7$ E8 N7 W18$ E18 N3 E9 N30 W27$ E27 N10$ PTR=E15 FUS=[YR=2017] E27 S40 W9 S3 W18 N11 STR=[YR=2017] N8 E10 S8 W10$ E10 N8 W10 N24$ W15$ PTR=S60 W20 FDG=[YR=2017] E20 S20 W20 N20$ N60 E20$ PTR=S60 E15 STR=[YR=2017] E4 FUS=[YR=2017] E20 S20 W20 N20$ S18 W4 N18$ N60 W15$.

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	0855	CONC PAVER	0	100	0	0	803.00	SF	7.00	7.00	100	2017	2017	3	97	5,452	
2	0855	CONC PAVER	0	100	0	0	778.00	SF	7.00	7.00	100	2017	2017	3	97	5,283	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00	7.00	100	2017	2017	3	97	652	

LAND DESCRIPTION

TOTAL OB/XF 11,387

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	000000	C	VAC RES	100	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	160,000							

REVIEW DATE 10/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS