BLOCK 34 N1/2 OF LOT 2 &
S1/2 OF LOT 3 IN OR 2201/891
DRAINAGE ESMT IN OR 2626-611

STUBITS STEPHEN D L/E/
218 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0034-0021

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	418	55	230	31,365
FUS	418	100	418	57,003
STR	68	10	7	955
TOTALS	904		655	89,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	655	114.8400	136.37	89,322	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 418 HX Base Yr 2023

218 N 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,322
TOTAL MARKET OB/XF VALUE		8,810
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		273,132
SOH/AGL Deduction		0
ASSESSED VALUE		273,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,132
TOTAL JUST VALUE		273,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200863	CO ISSUED	0	09/02/2021
20200863	NEW CONSTR	0	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1822	7/05/2022	WD	U	I	11	100
GRANTOR: STUBITS STEPHEN D						
GRANTEE: DURKIN JESSICA L &						
2575/1820	7/05/2022	WD	Q	I	02	321,000
GRANTOR: GARDNER LEWIS B						
GRANTEE: STUBITS STEPHEN D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 STR=[YR=2021] W4 S17 E4 N17 $ S19 E22 N19 $ PTR= E30 FUS=[YR=2021] E22 S19 W22 N19 $ W30 $.

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	881.00	SF	10.00	10.00	100	2021	2021	3	100	8,810	

LAND DESCRIPTION

TOTAL OB/XF 8,810

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	100	0005	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.50	3,500.00	1,750.00	175,000							

REVIEW DATE 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS