BLOCK 37 LOT S1/2 OF 2
CITY OF FDNA BEACH

MEADE MATTHEW & KATHARINE
13385 SAWPIT ROAD
JACKSONVILLE, FL 32226

2023

00-00-31-1800-0037-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

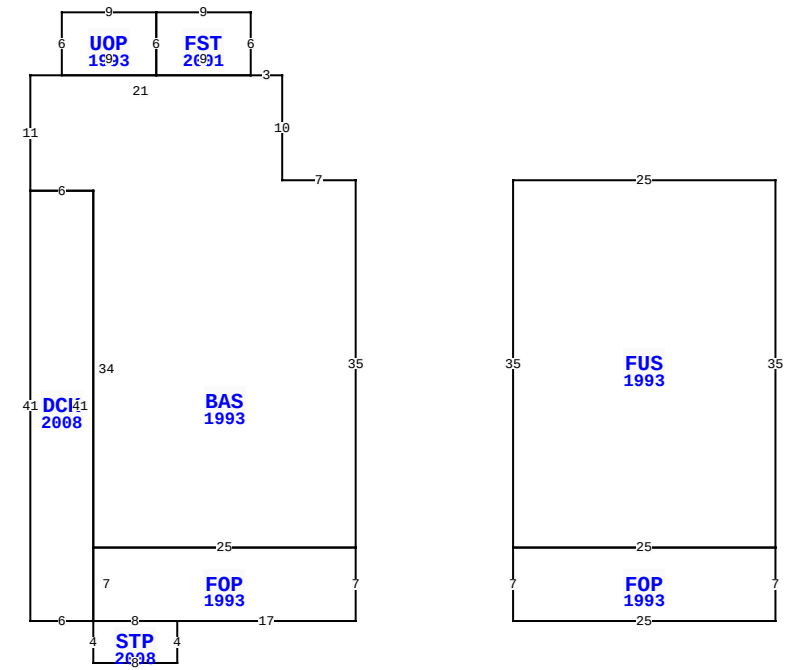
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	1,121	100	1,121	178,807
DCK	246	10	25	3,988
FOP	175	30	52	8,294
FOP	175	30	52	8,294
FST	54	55	30	4,785
FUS	875	100	875	139,569
STP	32	10	3	478
UOP	54	20	11	1,755
TOTALS	2,732		2,169	345,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	01	2,169	121.0104	172.44	374,022	1900	1900	0	0	-30	37.50	92.50

1 SFR CUST – 0% - 2023 Heated Area: 1996 HX Base Yr



14 S 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	345,970
TOTAL MARKET OB/XF VALUE	3,822
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	599,792
SOH/AGL Deduction	0
ASSESSED VALUE	599,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,792
TOTAL JUST VALUE	599,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131780	REMACCSTRUC	1,000	07/26/2013
20111207	REPLACE SEWER LIN	4,179	07/25/2011
20072204	REPLACE 1ST FL.PO	800	12/10/2007
20071704	H/AC	3,500	09/10/2007
5305	XFOB	250	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/0093	1/12/2023	WD	Q	I	01	747,000
GRANTOR: MADDOX ALEXANDRA C						
GRANTEE: MEADE MATTHEW & KAT						
2207/0337	6/29/2018	WD	Q	I	01	450,000
GRANTOR: PAYNE GLORIA						
GRANTEE: MADDOX ALEXANDRA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N10 W3 FST=[YR=2001] N6 W9 UOP=[YR=1993] W9 S6 E9 N6$ S6 E9$ W21 S11 DCK=[YR=2008] S41 E6 STP=[YR=2008] S4 E8 N4 FOP=[YR=1993] E17 N7 W25 S7 E8$ W8$N41 W6$ E6 S34 E25 N35$ PTR=E15 FUS=[YR=1993] E25 S35 FOP=[YR=1993] S7 W25 N7 E25$ W25 N35$ 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
2	1242	WD DECK A	0	0	10	12	120.00	SF	12.50	12.50	100	1989	1989	3	20	300	
3	0825	BRICK	0	0	0	0	83.00	SF	6.25	6.25	100	1960	1960	3	39.8	206	
4	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680	
5	0810	CONCRETE A	0	0	8	14	112.00	SF	6.50	6.50	100	1992	1992	3	66	480	
6	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50	6.50	100	1992	1992	3	66	300	
7	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2001	2001	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 3,822

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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							

REVIEW DATE 09/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS