

BLOCK 39 N55' OF W 95' OF LOT 1
& S1.3' OF E12' OF W95' OF
LOT 1 (EX S3' OF W42' OF N55')

FOXWORTH FORREST & VIRGINIA
204 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0039-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

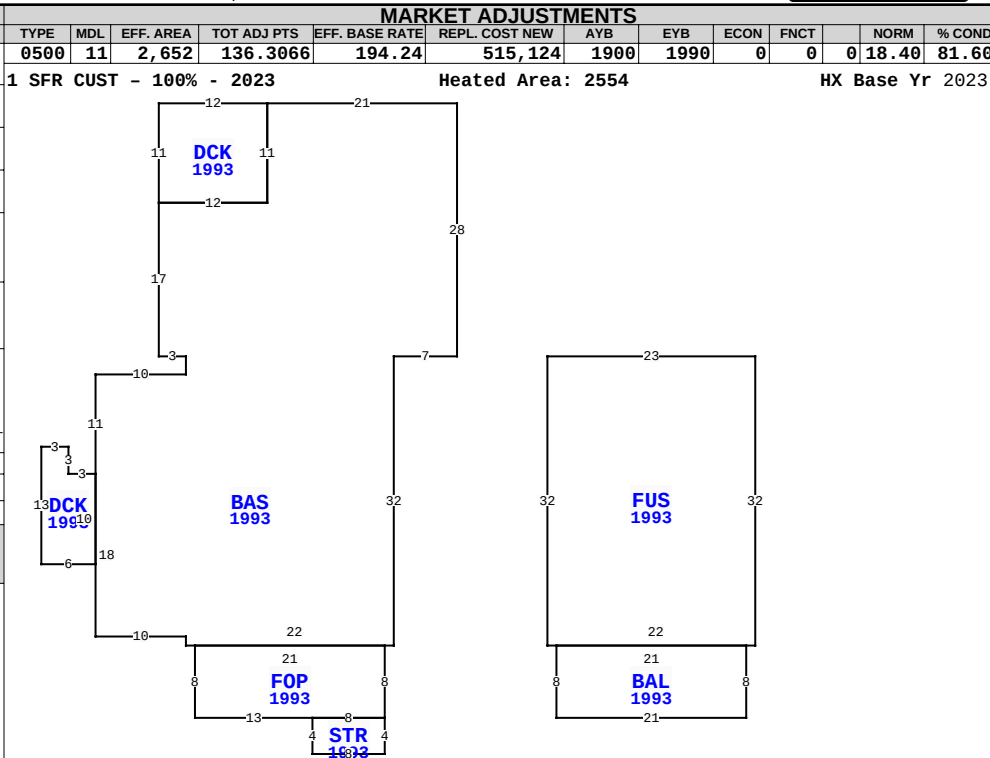
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	3,962
BAS	1,818	100	1,818	288,152
CDK	69	10	7	1,110
CDK	132	10	13	2,060
FOP	168	30	50	7,925
FUS	736	100	736	116,656
STR	32	10	3	476

TOTALS	3,123		2,652	420,341
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	31	10	310.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	12	13	156.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-2	55.00	95.00	52.00	FF	
2	000100	C	SFR	100	0003	R-2	3.00	53.00	3.00	FF	



204 S 6TH ST, FERNANDINA BEACH

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

TOTAL OB/XF											
4,915											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 420,341											
TOTAL MARKET OB/XF VALUE 4,915											
TOTAL LAND VALUE - MARKET 211,000											
TOTAL MARKET VALUE 636,256											
SOH/AGL Deduction 0											
ASSESSED VALUE 636,256											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 586,256											
TOTAL JUST VALUE 636,256											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 592,340											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122166	REPLACE WINDOW	400	10/19/2012
20120873	STOCKADE FENCE	0	05/15/2012
20120742	REMODEL	800	04/27/2012
20120716	REPLACE WINDOW	1,000	04/24/2012
20120703	REMODEL BATH	1,200	04/23/2012
20120694	REMOVE EXT SIDING	300	04/20/2012

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BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 DCK=[YR=1993] W12 S11 E12 N11\$ S11 W12 S17 E3 S2 W10 S11 DCK=[YR=1993] W3 N3 W3 S13 E6 N10\$ S18 E10S1E1 FOP=[YR=1993] S8 E13 STR=[YR=1993] S4 E8 N4 W8\$ E8 N8 W21\$ E22 N32 E7N28\$ PTR=S28 E10 FUS=[YR=1993] S32E1 BAL=[YR=1993] S8 E21N8W21\$ E22N32W23\$ W10N28\$.											