

BLOCK 39 S45' OF W95' OF LOT 1
& S3' OF W42' OF N55' OF LOT 1
IN OR 1873/1032

GULLEDGE MARK H & JUDITH
206 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0039-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	10 ABOVE AVG 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 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
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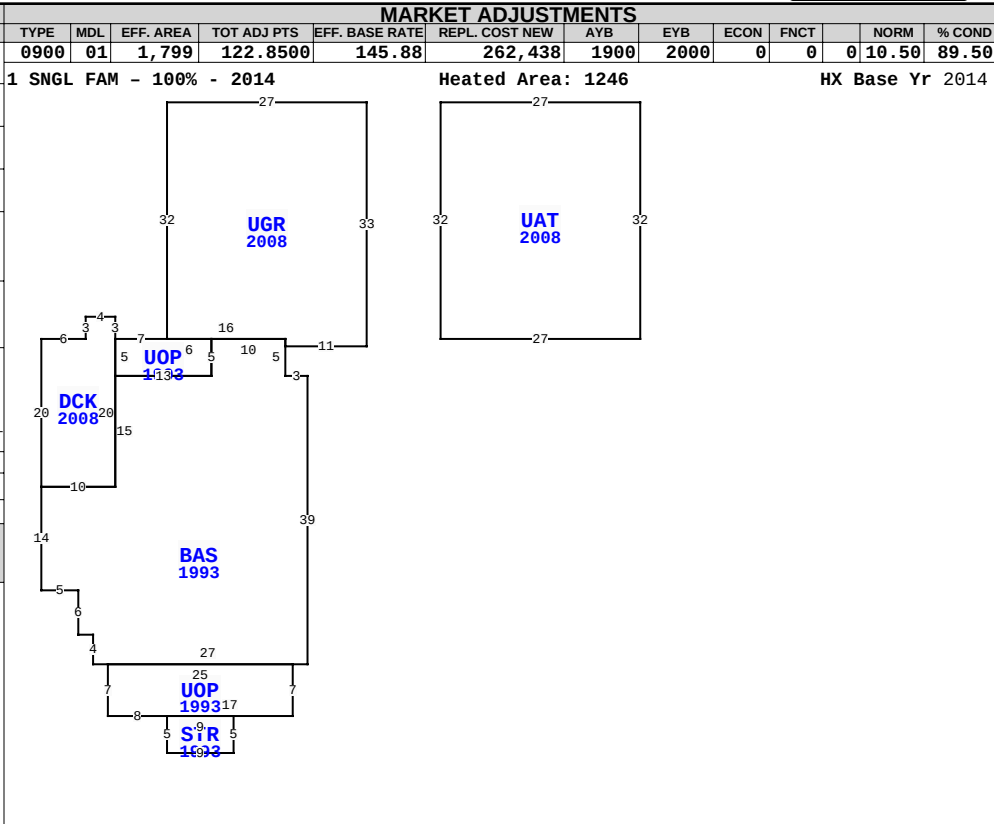
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	162,681
DCK	212	10	21	2,741
STR	45	10	4	523
UAT	864	10	86	11,229
UGR	875	45	394	51,442
UOP	65	20	13	1,697
UOP	175	20	35	4,570

TOTALS	3,482	1,799	234,882
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	13	7	91.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	3	48	144.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	4	12	48.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	3	17	51.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	11	12	132.00	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
1	000100	C	SFR	100	0003	R-2	45.00	95.00	45.00
2	000100	C	SFR	100	0003	R-2	3.00	42.00	3.00



206 S 6TH ST, FERNANDINA BEACH

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

TOTAL OB/XF									
1,175									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		234,882	
TOTAL MARKET OB/XF VALUE		1,175	
TOTAL LAND VALUE - MARKET		178,620	
TOTAL MARKET VALUE		414,677	
SOH/AGL Deduction		187,669	
ASSESSED VALUE		227,008	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		177,008	
TOTAL JUST VALUE		414,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140871	STDSEAM	16,880	05/02/2014
20140763	KITCH	15,000	04/17/2014
20061946	RESIDE & METAL RO	9,000	08/18/2006
20053235	TREE REMOVAL	0	12/22/2005
20033553	DEMOLISH INTER.WA	1,000	07/23/2003
20011980	ELEC.PANEL CHANGE	3,600	09/05/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1873/1032	8/16/2013	WD	Q	I	02
GRANTOR: BOWEN CLAIRE O					
GRANTEE: GULLEDGE MARK H & J					
1873/1030	8/30/2008	WD	U	I	07
GRANTOR: YODER LIANE M & JASON					
GRANTEE: BOWEN CLAIRE O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2008] W27 S32 UOP=[YR=1993] W7 DCK=[YR=2008] N3 W4 S3 W6 S20 BAS=[YR=1993] S14 E5 S6 E2 S4 E2 UOP=[YR=1993] S7 E8 STR=[YR=1993] S5E9N5W9 \$ E17 N7 W25\$ E27 N39 W3 N5 W10 S5 W13 S15 W10\$ E10 N20\$ S5 E13 N5 W6\$ E16 S1 E11 N33\$ PTR=E10 UAT=[YR=2008] E27 S32 W27 N32\$ W10\$.									