

BLK 127 SOUTH 40 FT OF LOT 1 &
N1/2 OF LOT 2
IN OR 2459/1812

BARRY DAVID CHRISTOPHER & GINA
310 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0127-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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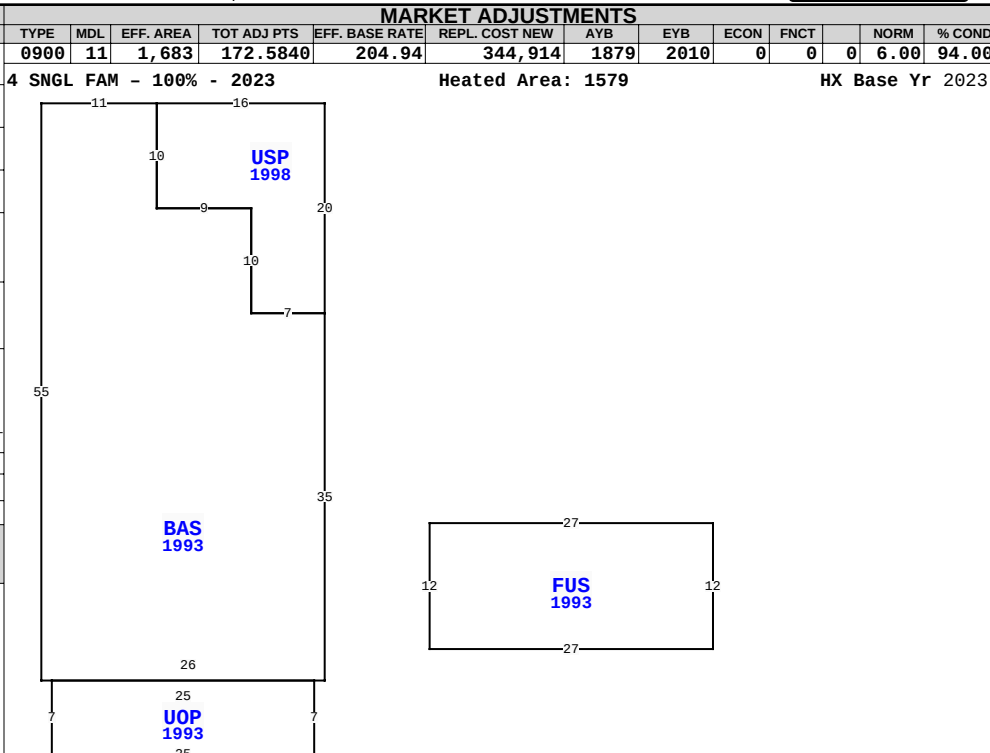
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	241,768
FUS	324	100	324	62,417
UOP	175	20	35	6,743
USP	230	30	69	13,293

TOTALS	1,984		1,683	324,219
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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	16	9	144.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	4	12	48.00	SF	6.50	6.50
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0819	CONC 12"	0 100	12	5	60.00	SF	9.50	9.50
5	0810	CONCRETE A	0 100	0	0	123.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	12	5	60.00	SF	6.50	6.50
7	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50
8	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50
9	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50
10	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00

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	90.00	100.00	90.00



310 S 6TH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	324,219								
TOTAL MARKET OB/XF VALUE	8,350								
TOTAL LAND VALUE - MARKET	360,000								
TOTAL MARKET VALUE	692,569								
SOH/AGL Deduction	0								
ASSESSED VALUE	692,569								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	642,569								
TOTAL JUST VALUE	692,569								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	503,678								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222650	FULL RMDL	300,000	02/24/2023
20220111	REMODEL	0	09/28/2022
20110562	METAL ROOF	6,000	04/14/2011
20070583	REPLACE SEWER LIN	4,400	04/12/2007
20011101	4' FENCE ALONG FRO	1,000	05/15/2001
7892	REMODEL	35,565	09/10/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2459/1812	5/06/2021	WD	Q	I	01	650,000	
GRANTOR: OLIVER TERRI L							
GRANTEE: BARRY DAVID CHRISTO							
1918/0475	5/14/2014	TD	Q	I	01	365,000	
GRANTOR: MULDER LEE B TRUSTEE							
GRANTEE: OLIVER TERRI L							

BUILDING NOTES									

BUILDING DIMENSIONS									
USP=[YR=1998] W16 BAS=[YR=1993] W11 S55 E1 UOP=[YR=1993] S7 E25 N7 W25 \$ E26 N35 W7 N10 W9 N10 \$ S10 E9 S10 E7 N20 \$ PTR= E10S40 FUS=[YR=1993] E27 S12 W27 N12 \$N40 W10 \$.									

REVIEW DATE	09/07/2018	BY	DJX	Total Acres: 0.00	Total Land Value: 360,000	Market: 0	Agricultural: 0	Common: 360,000	PRINTED 08/02/2023 BY SYS
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