

BLOCK 127 S45 FT OF LOT 3
IN OR 2418/1417
CITY OF FDNA BEACH

LOPER JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0127-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

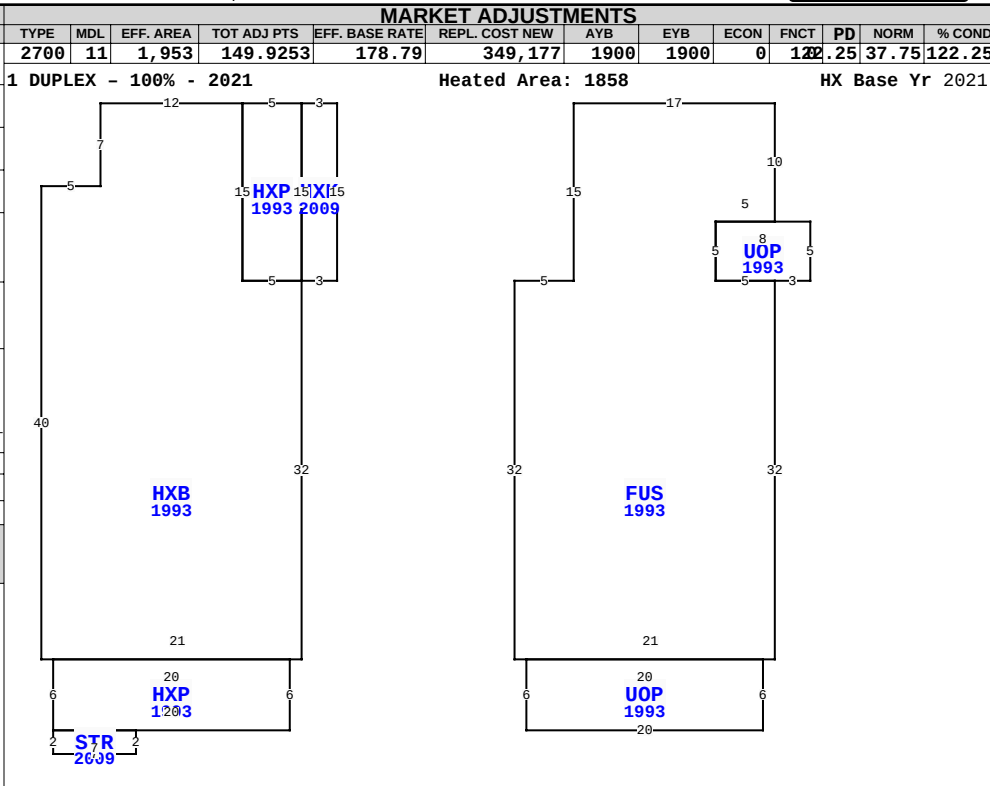
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	934	100	934	204,145
HXB	924	100	924	201,959
HXK	45	10	4	874
HXP	75	30	22	4,808
HXP	120	30	36	7,868
STR	14	10	1	219
UOP	40	20	8	1,748
UOP	120	20	24	5,246

TOTALS	2,272		1,953	426,869
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1910
2	0810	CONCRETE A	0 100	0	0	1,245.00	SF	6.50	6.50	100	1992
3	0861	POOL GUNIT	0 100	0	0	203.00	SF	85.00	85.00	100	2019
4	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	45.00	100.00	45.00	FF	1.00

REVIEW DATE 12/09/2019 BY DJ



322 S 6TH ST, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						426,869					
TOTAL MARKET OB/XF VALUE						29,906					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						636,775					
SOH/AGL Deduction						303,844					
ASSESSED VALUE						332,931					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						277,931					
TOTAL JUST VALUE						636,775					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						487,020					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190435	SWIM POOL	0	07/12/2019
7452	REPAIR/RRF	2,500	12/09/1992
7228	REMODEL	4,000	07/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1417	12/18/2020	WD	Q	I	01	515,000
GRANTOR: LEE ANDREA RUTH						
GRANTEE: LOPER JAMES						
2144/0172	8/30/2017	WD	Q	I	01	375,000
GRANTOR: IRA STEWART B &						
GRANTEE: LEE ANDREA RUTH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXK=[YR=2009] W3 HXP=[YR=1993] W5 HXB=[YR=1993] W12 S7 W5 S40 E1 HXP=[YR=1993] S6 STR=[YR=2009] S2E7N2W7\$E20 N6 W20\$ E21 N32 W5 N15\$ S15 E5 N15\$S15 E3N15\$ PTR= E20 FUS=[YR=1993] S15W5 S32E1 UOP=[YR=1993] S6E20N6W20\$ E21 N32 UOP=[YR=1993] E3N5W8S5E5\$ W5N5E5 N10W17\$ W20\$.											