BLOCK 127 LOT S 1/2 OF 4
CITY OF FDNA BEACH

PLYLER DAVID C & CATHERINE F
332 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0127-0042

BUILDING CHARACTERISTICS

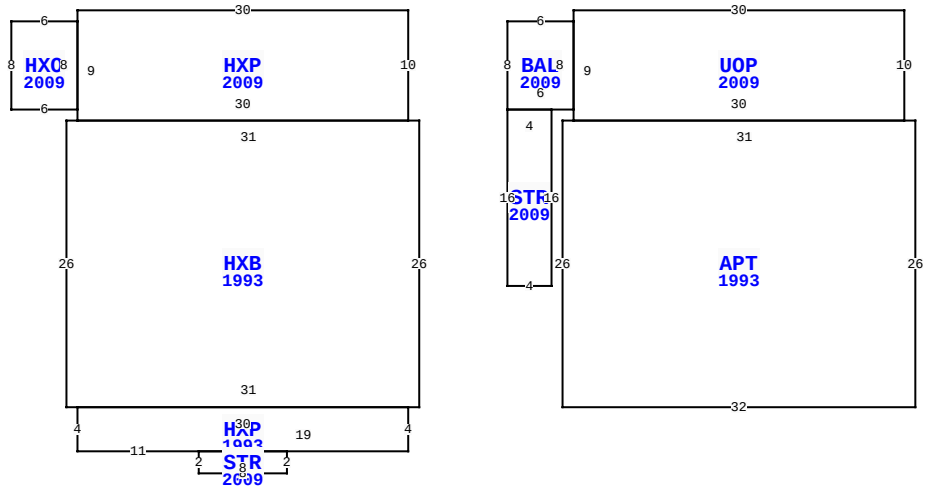
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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
APT	832	100	832	119,617
BAL	48	15	7	1,006
HXB	832	100	832	119,617
HXO	48	5	2	288
HXP	120	30	36	5,176
HXP	300	30	90	12,939
STR	16	10	2	288
STR	64	10	6	863
UOP	300	20	60	8,626
TOTALS	2,560		1,867	268,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,867	138.1800	164.78	307,644	1930	2005	0	0	0	12.75	87.25

1 DUPLEX – 51.42% - 2021 Heated Area: 1664 HX Base Yr 2021



332 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,419
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		468,419
SOH/AGL Deduction		145,752
ASSESSED VALUE		322,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,667
TOTAL JUST VALUE		468,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020947	27 HD IRRIGATION	0	06/05/2002
20020424	2 FIX / 1 BIB	0	03/12/2002
20020289	ELEC.FIXTURES	0	02/20/2002
20020266	2-2TON SPLIT SYST	0	02/19/2002
20020038	PORCH ADDITION	0	01/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0897	11/12/2020	WD	Q	I	02	395,000
GRANTOR: CLARK ANDREW T & KARE						
GRANTEE: PLYLER DAVID C & CA						
1966/0472	2/13/2015	SW	U	I	12	210,500
GRANTOR: FANNIE MAE						
GRANTEE: CLARK ANDREW T & KA						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=2009] W30 S1 HXO=[YR=2009] W6S8E6 N8$S9 HXB=[YR=1993] W1 S26E1 HXP=[YR=1993] S4E11 STR=[YR=2009] S2E8N2W8 $ E19N4W30$ E31N26W31$ E30 N10 $ PTR= E15 UOP=[YR=2009] S1 BAL=[YR=2009] W6S8 STR=[YR=2009] S16E4N16W4$E6N8$ S9 APT=[YR=1993] W1S26E32N26W31$ E30N10W30$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAM	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 09/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS