BLOCK 137 LOT 12
CITY OF FDNA BEACH

LONG RAY A JR & SALLI A
409 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0137-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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

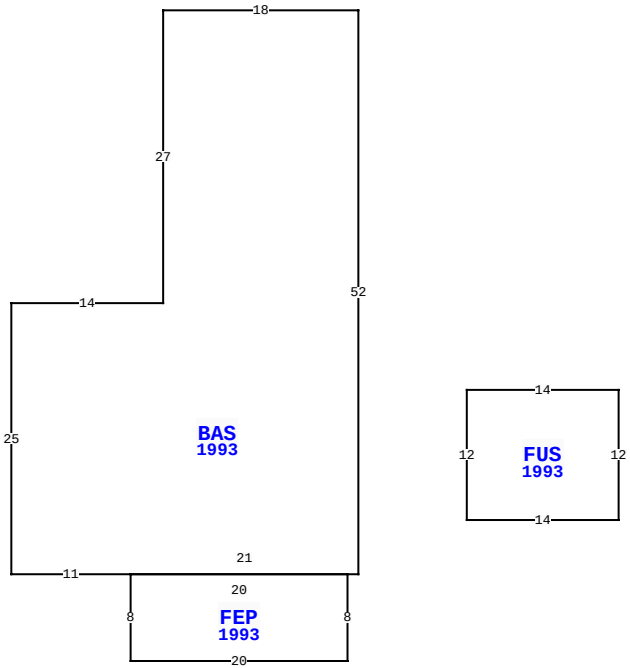
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	312,272
FEP	160	80	128	31,081
FUS	168	100	168	40,795
TOTALS	1,614		1,582	384,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	11	1,582	164.2445	195.04	308,553	1924	2010	0	12	124.5	5.50	124.50

1 SNGL FAM – 100% - 2022 Heated Area: 1454 HX Base Yr 2022



409 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		384,148
TOTAL MARKET OB/XF VALUE		14,979
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		599,127
SOH/AGL Deduction		152,726
ASSESSED VALUE		446,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,401
TOTAL JUST VALUE		599,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111284	H/AC	3,300	08/03/2011
5981	REMODEL	6,000	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2475/0167	6/28/2021	WD	Q	I	01	530,000
GRANTOR: DAVIS JOHN D & HARRIE						
GRANTEE: LONG RAY A JR & SAL						
1996/0335	8/05/2015	WD	Q	I	01	271,000
GRANTOR: HOLLISTER LEEANN						
GRANTEE: DAVIS JOHN D & HARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S27 W14 S25 E11 FEP=[YR=1993] S8 E20 N8 W20 $ E21 N52 $ PTR=E10S35 FUS=[YR=1993] E14 S12 W14 N12$ N35W10$.

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
1	0810	CONCRETE A	0	100	11	60	660.00	SF	6.50	6.50	100	1996	1996	3	73	3,132	
2	0858	SCULP CONC	0	100	0	0	180.00	SF	13.00	13.00	100	1998	1998	3	93	2,176	
3	0858	SCULP CONC	0	100	0	0	755.00	SF	13.00	13.00	100	1998	1998	3	93	9,128	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1998	1998	3	77	501	
5	0350	CARPORT WD	0	100	4	4	16.00	SF	13.00	13.00	100	1998	1998	3	20	42	

LAND DESCRIPTION

TOTAL OB/XF 14,979

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	000100	C	SFR	100	0006	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 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS