BLOCK 139 LOT 13
CITY OF FDNA BEACH

BROWN SCHANE/BROWN EDWARD J ET AL
511 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0139-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

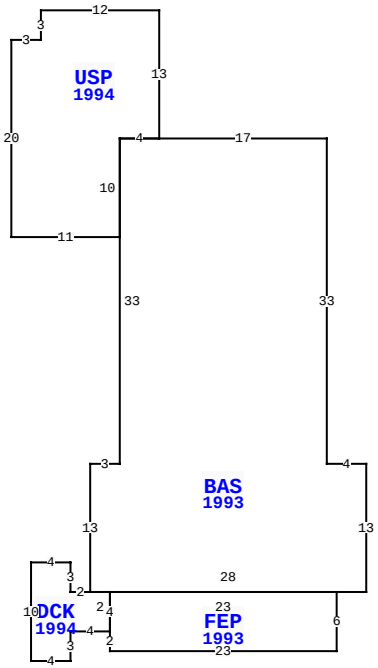
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	1,057	45,628
DCK	56	10	6	259
FEP	138	80	110	4,748
USP	296	30	89	3,842
TOTALS	1,547		1,262	54,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,262	92.8720	83.82	105,781	1930	1985	0	0	30	18.50	51.50

1 SINGLE FAM – 0% - 0 Heated Area: 1057 HX Base Yr



511 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	54,477
TOTAL MARKET OB/XF VALUE	691
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	255,168
SOH/AGL Deduction	95,071
ASSESSED VALUE	160,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,097
TOTAL JUST VALUE	255,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034190	REROOF PARTS OF R	0	11/24/2003
20011062	REROOF	1,000	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1817	12/23/2021	QC	U	I	11	30,900
GRANTOR: JAMISON SHARON L BROW						
GRANTEE: BROWN SCHANE						
2300/1302	8/14/2019	FJ	U	I	11	0
GRANTOR: BROWN MICHAEL A EST						
GRANTEE: BROWN DARLENE M & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N33 W17 USP=[YR=1994] N13
W12S3W3S20E11N10E4$ W4S33W3 S13 DCK=[YR=1994] W2N3W4S10E4N3E4
FEP=[YR=1993] S2E23N6W23S4$ N4W2$ E28N13$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.00	18.00	100	1985	1985	3	20	691	

LAND DESCRIPTION

TOTAL OB/XF 691

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	0	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 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS