BLOCK 140 LOT S 88 FT OF 3
CITY OF FDNA BEACH

WMB PROPERTIES LLC
3793 RELIANCE RD
MIDDLETOWN, VA 22645

2023

00-00-31-1800-0140-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

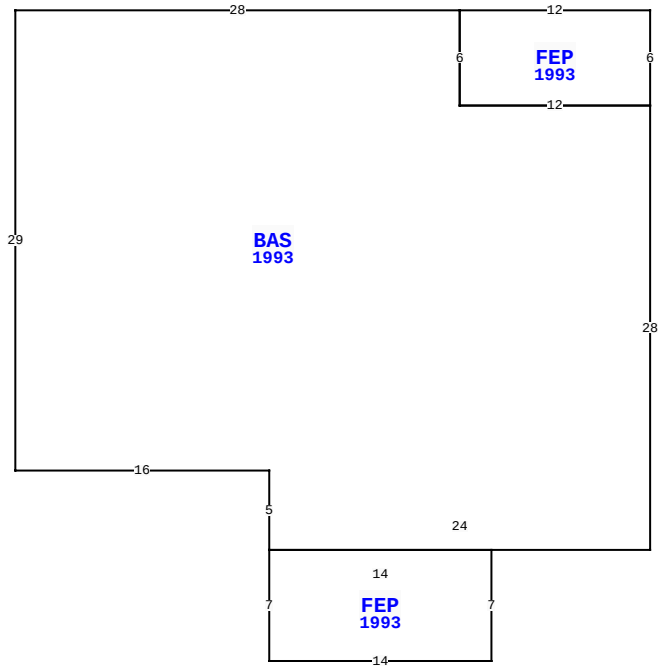
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,208	100	1,208	84,193
FEP	72	80	58	4,042
FEP	98	80	78	5,436
TOTALS	1,378		1,344	93,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,344	107.1980	127.30	171,091	1937	1990	0	0	30	15.25	54.75

1 SNGL FAM – 0% - 0 Heated Area: 1208 HX Base Yr



520 S 6TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,672
TOTAL MARKET OB/XF VALUE	4,724
TOTAL LAND VALUE - MARKET	246,400
TOTAL MARKET VALUE	344,796
SOH/AGL Deduction	91,289
ASSESSED VALUE	253,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,507
TOTAL JUST VALUE	344,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053169	6 WINDOWS & SIDIN	2,000	12/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1285	4/04/2023	WD	U	I	11	100
GRANTOR: BANCROFT WENDY						
GRANTEE: WMB PROPERTIES LLC						
2403/0553	10/26/2020	CT	U	I	18	189,100
GRANTOR: CLERK OF COURT						
GRANTEE: BANCROFT WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W28 S29 E16 S5 FEP=[YR=1993] S7 E14 N7W14$ E24 N28$ FEP=[YR=1993] N6 W12 S6E12$.

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	0350	CARPORT WD	0	0	24	16	384.00	SF	13.00	13.00	100	1990	1990	3	20	998	
2	0510	GARAGE WD-	0	0	24	21	504.00	SF	35.00	35.00	100	1960	1960	3	20	3,528	
3	1243	WD DECK F	0	0	6	10	60.00	SF	4.00	4.00	100	1980	1980	3	20	48	
4	0825	BRICK	0	0	0	0	60.00	SF	12.50	12.50	100	1950	1950	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 4,724

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	88.00	100.00	88.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	246,400							

REVIEW DATE 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 246,400 Market: 0 Agricultural: 0 Common: 246,400 PRINTED 08/02/2023 BY SYS