BLOCK 150 LOTS 8 & 9
IN OR 2181/823
CITY OF FDNA BEACH

GRUBER THOMAS J
627 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0150-0080

BUILDING CHARACTERISTICS

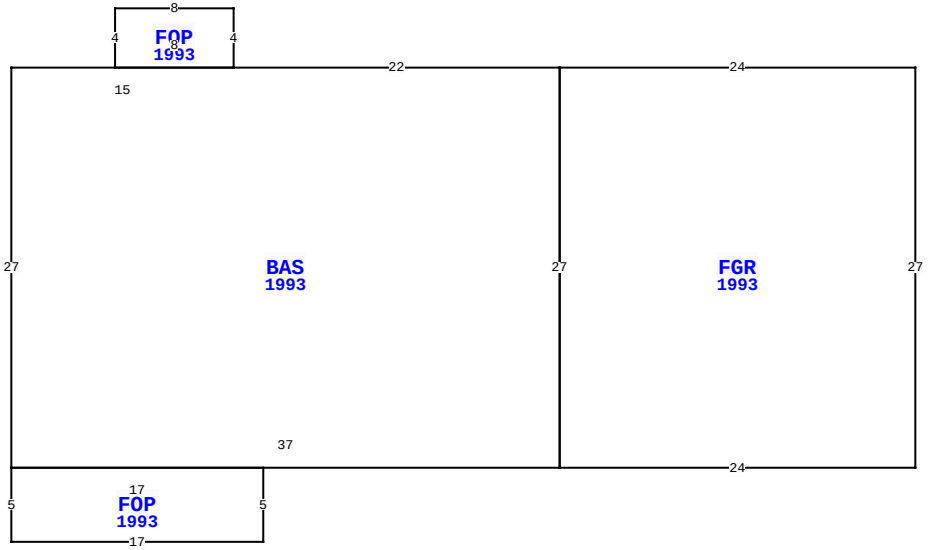
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	999	100	999	35,855
FGR	648	55	356	12,777
FOP	32	30	10	359
FOP	85	30	26	933
TOTALS	1,764		1,391	49,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,391	98.8000	89.17	124,035	1957	1957	0	0	25	34.75	40.25

1 SINGLE FAM – 100% - 2020 Heated Area: 999 HX Base Yr 2020



627 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		49,924
TOTAL MARKET OB/XF VALUE		98
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		400,022
SOH/AGL Deduction		203,578
ASSESSED VALUE		196,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,444
TOTAL JUST VALUE		400,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182089	REMODEL	45,000	06/19/2018
10250 B	REMODEL	400	01/15/1997
2926	REMODEL	1,800	01/15/1997
5950	REPAIR/RRF	2,000	04/30/1990
BP 4218	N/A	1,500	03/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2181/0823	2/28/2018	WD	Q	I	01	142,000
GRANTOR: PARK JO ANN & DEBORAH						
GRANTEE: GRUBER THOMAS J						
1414/0095	5/22/2006	LE	U	I	18	100
GRANTOR: JOHNSON MARY L						
GRANTEE: JOHNSON MARY LEOLA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W22 FOP=[YR=1993] N4 W8 S4 E8$ W15 S27 FOP=[YR=1993] S5 E17 N5 W17$ E37 N27 $ S27 E24 N27$.

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	3	25	75.00	SF	6.50	6.50	100	1957	1957	3	20	98	

LAND DESCRIPTION

TOTAL OB/XF 98

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	350,000							

REVIEW DATE 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS