

BLK 150 LOT 13 EX N5' 0F
W42.5'
CITY OF FDNA BEACH

CLARK MARY S TRUST/CLARK MARY SHANNON TRUSTEE
611 S 6TH ST #A
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0150-0130



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Wall	05
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	
Stories	
Units	
BUD8 Adjustme	
Occupancy	

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1001.00	01

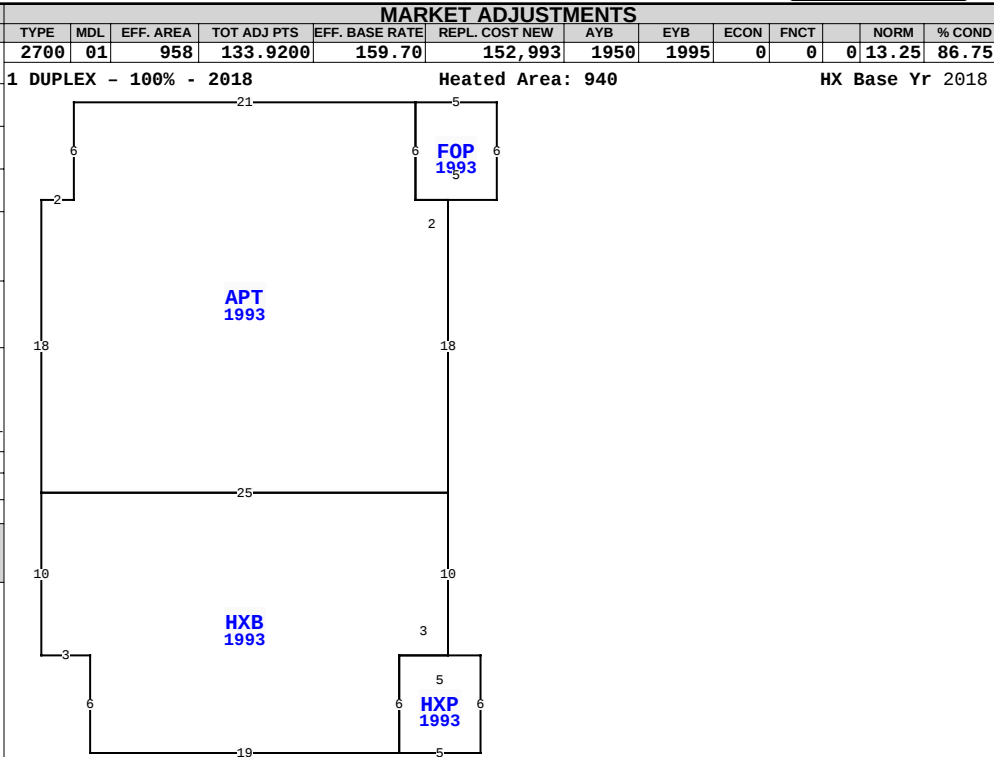
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	576	100	576	79,799
FOP	30	30	9	1,247
HXB	364	100	364	50,429
HXP	30	30	9	1,247

TOTALS	1,000	958	132,721
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0810	CONCRETE A	0	100	67	3	201.00	SF	6.50
4	1242	WD DECK A	0	100	16	22	352.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	312.00	SF	10.00
6	0851	PATIO STON	0	100	120	5	600.00	SF	1.88
7	0851	PATIO STON	0	100	20	3	60.00	SF	1.88

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE	01/09/2019	BY	DJ
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611 S 6TH ST, FERNANDINA BEACH

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1985	1985	3	49.5	647	
100	2005	2005	3	27	950	
100	2005	2005	3	27	842	
100	2005	2005	3	87	979	
100	2005	2005	3	87	98	

TOTAL OB/XF									
3,516									

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			132,721
TOTAL MARKET OB/XF VALUE			3,516
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			311,237
SOH/AGL Deduction			243,851
ASSESSED VALUE			67,386
TOTAL EXEMPTION VALUE	HX HB		42,386
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			311,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033853	RE - ROOFW/30YR SHN	0	09/18/2003
20033669	VINYL SDG & SOFFI	21,000	08/14/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/1705	5/26/2022	WD U	I	I	11
GRANTOR: CLARK MARY SHANNON					SALE PRICE
GRANTEE: CLARK MARY S TRUST					100
GRANTOR: BANKHEAD VICTORIA K					
GRANTEE: CLARK MARY SHANNON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1993] W5 APT=[YR=1993] W21 S6 W2 S18 HXB=[YR=1993] S10 E3 S6 E19 HXP=[YR=1993] E5 N6W5 S6 \$ N6 E3 N10 W25 \$E25 N18 W2 N6 \$ S6 E5 N6 \$.					