

**HARTMANN JANET E THOMAS L/E/
812 S 6TH ST
FERNANDINA BEACH, FL 32034**

2023

00-00-31-1800-0161-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		31		HARDIE BRD 100		0100		01		1,066		139.1250		125.56		133,847		2022		2022		0		0		0.00		100.00		VALUATION BY					STANDARD								
Roof Structur		03		GABLE/HIP 100		1 SINGLE FAM - 100% - 2023												Heated Area: 1052					HX Base Yr 2023					Tax Group: 2					Tax Dist:										
Roof Cover		03		COMP SHNGL 100		20 49 55 8 6 8 12 BAS 2022 FOP 2022												BUILDING MARKET VALUE					133,847																				
Interior Wall		05		DRYWALL 100														TOTAL MARKET OB/XF VALUE					10,616																				
Interior Floo		11		CLAY TILE 100														TOTAL LAND VALUE - MARKET					105,000																				
Air Condition		03		CENTRAL 100														TOTAL MARKET VALUE					249,463																				
Heating Type		04		AIR DUCTED 100														SOH/AGL Deduction					0																				
Bedrooms				2 100														ASSESSED VALUE					249,463																				
Bathrooms				2 100														TOTAL EXEMPTION VALUE					HX HB WX 55,000																				
Frame		02		WOOD FRAME 100														BASE TAXABLE VALUE					194,463																				
Stories		0		0 100														TOTAL JUST VALUE					249,463																				
Units		0		0 100														NCON VALUE					144,463																				
Occupancy		00		NONE 100														INCOME VALUE																									
																		PREVIOUS YEAR MKT VALUE					75,000																				
Quality		04		Quality Level 04																																							
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		1,052		100		1,052		132,089																																			
FOP		48		30		14		1,758																																			
TOTALS		1,100				1,066		133,847																																			
EXTRA FEATURES										812 S 6TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
L N		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													
3		0855		CONC PAVER		0 100		0 0		686.00		SF		10.00		10.00		100		2022		2022		3		100		6,860															
4		0476		VF 6 SBPL		0 100		0 0		108.00		LF		32.00		32.00		100		2022		2022		3		100		3,456															
5		0470		VNYL GATE		0 100		0 0		1.00		UT		300.00		300.00		100		2022		2022		3		100		300															