BLOCK 161 LOT 7
CITY OF FDNA BEACH

WHITE LISA
814 6TH ST S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0161-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

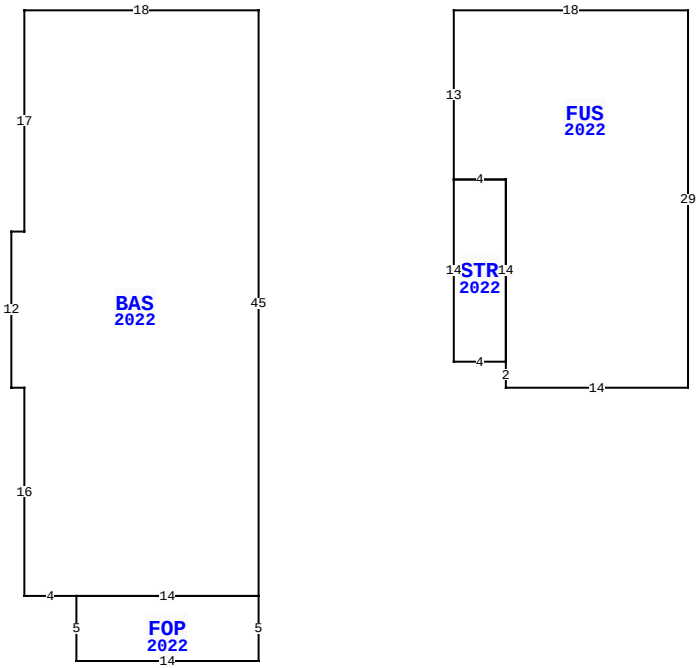
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	822	100	822	93,165
FOP	70	30	21	2,380
FUS	458	100	458	51,910
STR	56	10	6	680
TOTALS	1,406		1,307	148,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	125.5800	113.34	148,135	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1280 HX Base Yr 2023



814 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,135
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		258,735
SOH/AGL Deduction		0
ASSESSED VALUE		258,735
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,735
TOTAL JUST VALUE		258,735
NCON VALUE		153,735
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211519	NEW CONSTR	172,801	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2456/0070	4/26/2021	WD	Q	V	01	70,000
GRANTOR: HEAD STEVE & ANGELA V						
GRANTEE: WHITE LISA						
2443/0442	3/15/2021	WD	Q	V	01	70,000
GRANTOR: GERRITY JOSEPH & CARR						
GRANTEE: HEAD STEVE & ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S17 W1 S12 E1 S16 E4 FOP=[YR=2022] S5 E14 N5 W14$ E14 N45$ PTR=E15 FUS=[YR=2022] E18 S29 W14 N2 STR=[YR=2022] W4 N14 E4 S14$ N14 W4 N13$ W15$.

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	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2022	2022	3	100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	25.00	100.00	25.00	FF		1.00	1.00	1.20	3,500.00	4,200.00	105,000							

REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS