BLOCK 161 LOT 8
CITY OF FDNA BEACH

DELAY SCOTT GRAHAM & AVALEE J
816 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0161-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

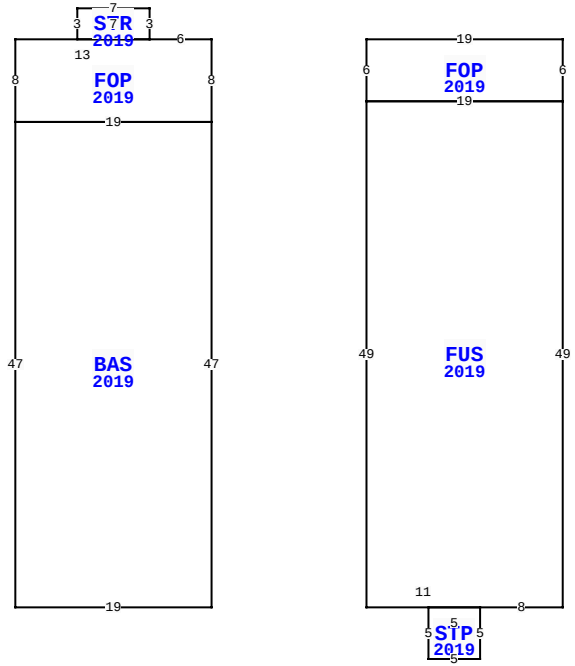
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	893	100	893	139,506
FOP	114	30	34	5,311
FOP	152	30	46	7,186
FUS	931	100	931	145,443
STP	25	10	2	313
STR	21	10	2	313
TOTALS	2,136		1,908	298,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,908	110.7400	157.80	301,082	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 1824 HX Base Yr



816 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,071
TOTAL MARKET OB/XF VALUE	5,137
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	408,208
SOH/AGL Deduction	31,221
ASSESSED VALUE	376,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,987
TOTAL JUST VALUE	408,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182386	NEW CONSTR	222,410	07/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1127	10/01/2021	WD	Q	I	01	430,000
GRANTOR: GERRITY JOSEPH & CARR						
GRANTEE: DELAY SCOTT GRAHAM						
2393/1553	9/15/2020	WD	Q	I	01	315,000
GRANTOR: PARKS DAVID & DIANA						
GRANTEE: GERRITY JOSEPH & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W6 STR=[YR=2019] N3 W7 S3 E7 $ W13 S8 BAS=[YR=2019] S47 E19 N47 W19$ E19 N8$ PTR=E15 FOP=[YR=2019] E19 S6 FUS=[YR=2019] S49 W8 STP=[YR=2019] S5 W5 N5 E5$ W11 N49 E19$ W19 N6$ 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	0811	CONCRETE B	0	0	0	0	590.00	SF	5.20	5.20	100	2019	2019	3	99	3,037	
2	0476	VF 6 SBPL	0	0	0	0	59.00	LF	32.00	32.00	100	2019	2019	3	96	1,812	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 5,137

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

REVIEW DATE 05/14/2019 BY DJ Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS