BLOCK 161 LOTS 11 & 12
IN OR 2031/406
CITY OF FDNA BEACH

SAYRE TERRY & SHARON
824 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0161-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

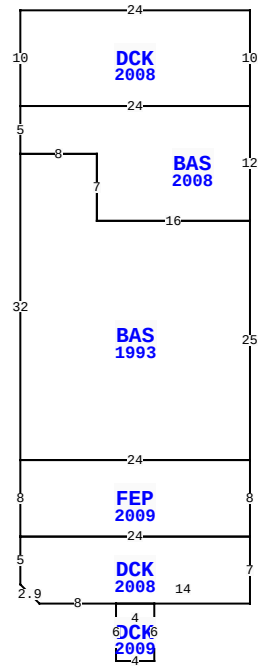
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100	656	61,895
BAS	232	100	232	21,889
DCK	166	10	17	1,604
DCK	240	10	24	2,264
DCK	24	10	2	189
FEP	192	80	154	14,530
TOTALS	1,510		1,085	102,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	116.8120	105.42	114,381	1954	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2017 Heated Area: 888 HX Base Yr 2017



824 S 6TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	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		102,371
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		277,371
SOH/AGL Deduction		184,652
ASSESSED VALUE		92,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,719
TOTAL JUST VALUE		277,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070501	REPAIR/RRF	1,800	03/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0406	2/17/2016	SW	Q	I	02	106,000
GRANTOR: CP-SRMOF II 2012-A TR						
GRANTEE: SAYRE TERRY & SHARO						
2008/0741	10/12/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CP-SRMOF II 2012-A						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W24 S10 BAS=[YR=2008] S5 BAS=[YR=1993] S32 FEP=[YR=2009] S8 DCK=[YR=2008] S5 D2 R2 E8 DCK=[YR=2009] S6 E4N6W4$E14 N7 W24$ E24 N8 W24$ E24 N25 W16 N7 W8$ E8 S7 E16 N12 W24$ E24 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 03/23/2017 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS