BLOCK 187 LOT N1/2 OF 6 &
S10 FT OF LOT 7
IN OR 2314/273

WALDRON DONNA H
1263 S 6TH STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0187-0062**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

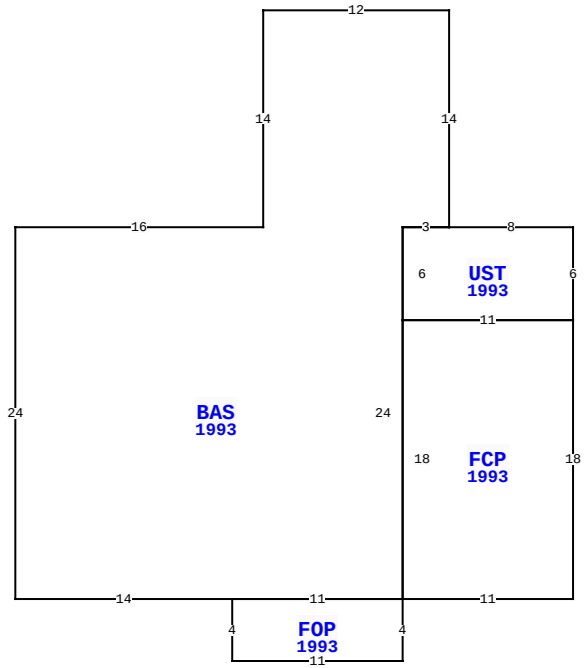
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2017.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 768 | 100 | 768 | 37,692 |
| FCP | 198 | 25 | 50 | 2,454 |
| FOP | 44 | 30 | 13 | 638 |
| UST | 66 | 45 | 30 | 1,472 |
| TOTALS | 1,076 | | 861 | 42,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 861 | 90.3960 | 81.58 | 70,240 | 1958 | 1958 | 0 | 0 | 0 | 39.84 | 60.16 |

1 SINGLE FAM – 100% - 2020 Heated Area: 768 HX Base Yr 2020




1263 S 6TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 42,256 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 93,256 |
| SOH/AGL Deduction | | 32,962 |
| ASSESSED VALUE | | 60,294 |
| TOTAL EXEMPTION VALUE | HX HB | 35,294 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 93,256 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 93,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1911978 | MTL ROOF | 1,200 | 11/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2314/0273 | 9/27/2019 | WD | Q | I | 01 | 65,000 |
| GRANTOR: SPELL JANICE M F/K/A | | | | | | |
| GRANTEE: WALDRON DONNA H | | | | | | |
| 1527/0660 | 9/26/2007 | WD | U | I | 01 | 100 |
| GRANTOR: MCCAULEY MAXINE | | | | | | |
| GRANTEE: JOHNSON JANICE MCCA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] N14W12S14 W16 S24 E14
FOP=[YR=1993] S4E11N4W11 $ E11FCP=[YR=1993] E11N18 W11S18$
N24E3$ W3S6E11 N6$.

## 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 | 0006 | | 60.00 | 100.00 | 60.00 | FF | | 1.00 | 1.00 | 1.00 | 850.00 | 850.00 | 51,000 | | | | | | | |

REVIEW DATE 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS