BLOCK 187 LOT 8
OR 150 PG 389
CITY OF FDNA BEACH

TILL MARY P EST
1225 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0187-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
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	03	Quality Level 03

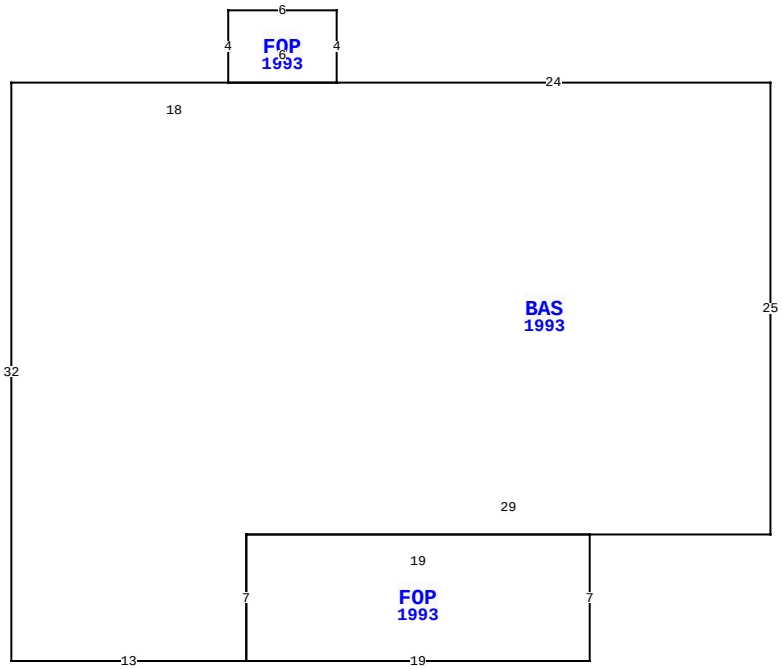
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,141	100	1,141	70,168
FOP	24	30	7	431
FOP	133	30	40	2,460
TOTALS	1,298		1,188	73,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	91.1600	82.27	97,737	1950	1950	0	0	0	25.25	74.75

1 SINGLE FAM – 0% - 0 Heated Area: 1141 HX Base Yr



1225 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	73,058
TOTAL MARKET OB/XF VALUE	732
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	158,790
SOH/AGL Deduction	33,075
ASSESSED VALUE	125,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,715
TOTAL JUST VALUE	158,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950330	REPAIR/RRF	817	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] N4 W6 S4 E6$ W18 S32 E13
FOP=[YR=1993] E19 N7 W19 S7$ N7 E29 N25$.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	18.30	18.30	100	1985	1985	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 732

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			100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00	85,000							

REVIEW DATE 09/11/2018 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS