



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	2017.00
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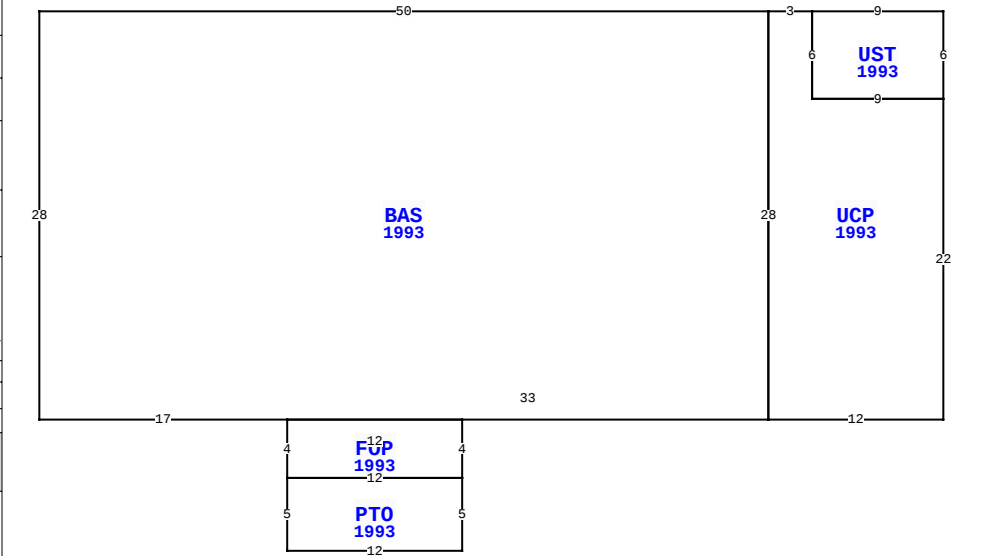
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	130,655
FOP	48	30	14	1,306
PTO	60	5	3	280
UCP	282	20	56	5,226
UST	54	45	24	2,239

TOTALS	1,844		1,497	139,707
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,000.00	SF	7.00	7.00	100	2013
2	0855	CONC PAVER	0 100	0	0	165.00	SF	7.00	7.00	100	2013
3	0855	CONC PAVER	0 100	0	0	324.00	SF	7.00	7.00	100	2013
7	0810	CONCRETE A	0 100	3	21	63.00	SF	6.50	6.50	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006		100.00	100.00	100.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,497	119.5440	107.89	161,511	1971	1995	0	0	0 13.50	86.50
1 SINGLE FAM - 100% - 2012 Heated Area: 1400 HX Base Yr 2012											



1321 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
10,105											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	139,707
TOTAL MARKET OB/XF VALUE	10,105
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	234,812
SOH/AGL Deduction	119,202
ASSESSED VALUE	115,610
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	65,610
TOTAL JUST VALUE	234,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2321/0320	11/22/2019	QC	U	I	11	100	
GRANTOR: LAUER-GRABOWSKI CAROL							
GRANTEE: LAUER JACOB P & ZAK							
1756/1261	9/03/2011	WD	U	I	11	75,200	
GRANTOR: HSBC BANK USA NA TRUS							
GRANTEE: LAUER CAROLINE							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W9 UCP=[YR=1993] W3 BAS=[YR=1993] W50 S28 E17 FOP=[YR=1993] S4 PTO=[YR=1993] S5E12N5W12SE12 N4W12\$ E33 N28 \$S28E12N22W9N6\$ S6E9N6 \$.											