BLOCK 193 LOT 2
IN OR 1577/426
CITY OF FDNA BEACH

RUSHTON JACQUELINE T
1304 S 6TH ST
FERNANDINA BEACH, FL 32034-7727

2023

00-00-31-1800-0193-0020

BUILDING CHARACTERISTICS

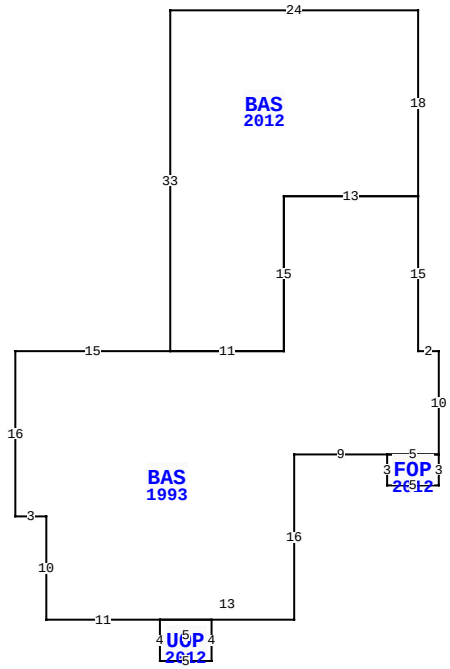
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	Quality Level 02
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	1,007	100	1,007	70,038
BAS	597	100	597	41,522
FOP	15	30	4	278
UOP	20	20	4	278
TOTALS	1,639		1,612	112,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,612	91.1829	82.29	132,651	1964	1990	0	0	0	15.48	84.52

1 SINGLE FAM – 100% - 2009 Heated Area: 1604 HX Base Yr 2009



1304 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		112,117
TOTAL MARKET OB/XF VALUE		6,103
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		203,220
SOH/AGL Deduction		108,736
ASSESSED VALUE		94,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,484
TOTAL JUST VALUE		203,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15789	H/AC	0	12/01/2010
R12427	REPAIR/RRF	4,000	08/01/2010
B23603	ADDITION	74,344	05/01/2010
0164	REPAIR/RRF	650	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/0426	7/17/2008	WD	U	I	01	60,000
GRANTOR: RUSHTON MITCHELL D JR						
GRANTEE: RUSHTON JACQUELINE						
0628/1226	6/17/1991	WD	Q	I		25,500
GRANTOR: SMITH STEPHEN D						
GRANTEE: RUSHTON MITCHELL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24S33 BAS=[YR=1993] W15 S16 E3 S10 E11
UOP=[YR=2012] S4E5N4W5$ E13N16E9 FOP=[YR=2012] S3E5N3W5$ E5
N10W2N15W13S15W11$ E11N15E13 N18$.

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	100	18	10	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080	
2	0940	SHEDS/PORT	0	100	13	16	208.00	SF	30.00	30.00	100	2011	2011	3	55	3,432	
3	0681	POLE SHED	0	100	13	12	156.00	SF	15.00	15.00	100	2011	2011	3	68	1,591	

LAND DESCRIPTION

TOTAL OB/XF 6,103

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

REVIEW DATE 02/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS