BLOCK 193 LOT 3
IN OR 1697/1090
CITY OF FDNA BEACH

NAGLE EARL S IV
1322 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0193-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

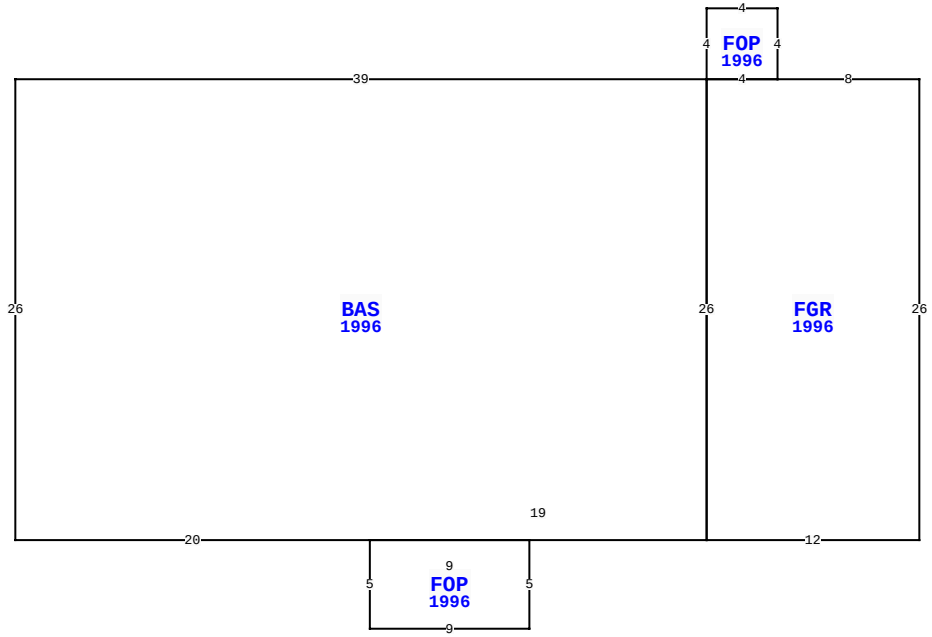
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,014	100	1,014	90,562
FGR	312	55	172	15,362
FOP	16	30	5	446
FOP	45	30	14	1,250
TOTALS	1,387		1,205	107,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,205	113.1020	102.07	122,994	1996	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 0 Heated Area: 1014 HX Base Yr



1322 S 6TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	107,620
TOTAL MARKET OB/XF VALUE	3,440
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	196,060
SOH/AGL Deduction	36,266
ASSESSED VALUE	159,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,794
TOTAL JUST VALUE	196,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603190	NEW CONSTR	44,000	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1697/1090	8/27/2010	WD	U	I	11	63,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: NAGLE EARL S IV						
1654/1891	12/22/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W8 FOP=[YR=1996] N4 W4 S4 E4 $ W4 BAS=[YR=1996] W39 S26 E20 FOP=[YR=1996] S5 E9 N5 W9 $ E19 N26 $ S26 E12 N26 $.

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	0810	CONCRETE A	0	0	0	0	725.00	SF	6.50	6.50	100	1996	1996	3	73	3,440	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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	0006		100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00	85,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS