BLOCK 193 N 90 FT OF LOT 4
IN OR 2125/1395
CITY OF FDNA BEACH

BATCHELDER PATRICIA
PO BOX 16801
FERNANDINA BEACH, FL 32035

**2023**

**00-00-31-1800-0193-0041**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 03 | Quality Level 03 |

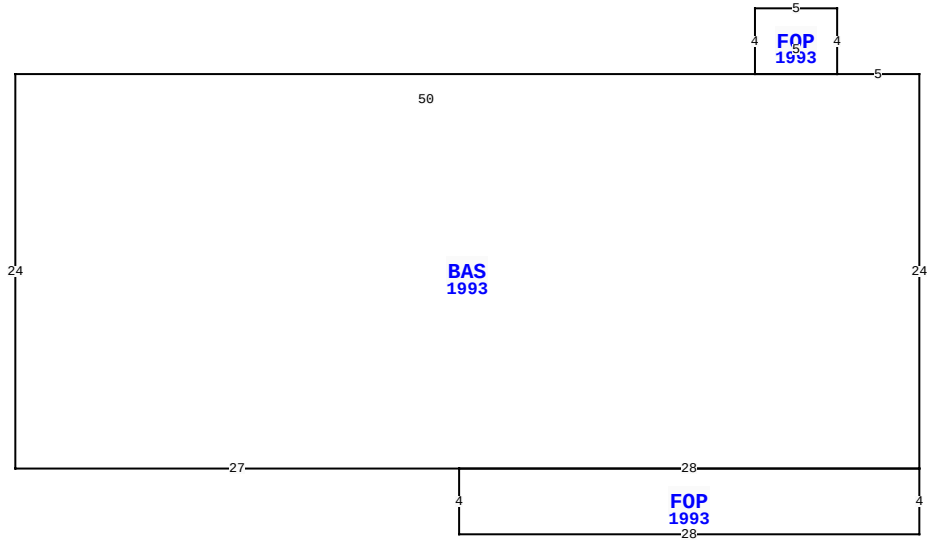
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2017.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,320 | 100 | 1,320 | 164,557 |
| FOP | 20 | 30 | 6 | 748 |
| FOP | 112 | 30 | 34 | 4,238 |
| TOTALS | 1,452 | | 1,360 | 169,544 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,360 | 117.6240 | 139.68 | 189,965 | 1977 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SNGL FAM – 100% - 2020 Heated Area: 1320 HX Base Yr 2020




1324 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 | | 169,544 |
| TOTAL MARKET OB/XF VALUE | | 1,992 |
| TOTAL LAND VALUE - MARKET | | 76,500 |
| TOTAL MARKET VALUE | | 248,036 |
| SOH/AGL Deduction | | 86,179 |
| ASSESSED VALUE | | 161,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 111,857 |
| TOTAL JUST VALUE | | 248,036 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 232,791 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2125/1395 | 6/09/2017 | WD | Q | I | 02 | 187,000 |
| GRANTOR: WELDON CYNTHIA | | | | | | |
| GRANTEE: BATCHELDER PATRICIA | | | | | | |
| 1927/0428 | 7/07/2014 | SW | U | I | 12 | 87,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: WELDON CYNTHIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] N24 W5 FOP=[YR=1993] N4 W5 S4 E5$W50 S24 E27
FOP=[YR=1993] S4 E28 N4 W28$E28$.

## 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 | 100 | 20 | 8 | 160.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 29 | 302 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 22 | 792 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 9 | 12 | 108.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 27 | 379 | |
| 4 | 0851 | PATIO STON | 0 | 100 | 24 | 5 | 120.00 | SF | 1.50 | 1.50 | 100 | 2005 | 2005 | 3 | 87 | 157 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 12 | 16 | 192.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 29 | 362 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,992

| 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 | | 90.00 | 100.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 850.00 | 850.00 | 76,500 | | | | | | | |

REVIEW DATE 02/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS