BLOCK 288 S1/2 LOT 5
CITY OF FDNA BEACH
IN OR 2458/1441

ABACO TRUST DATED 5/7/2020/TENNILLE TERRI GRAY TRU
731 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0288-0055

BUILDING CHARACTERISTICS

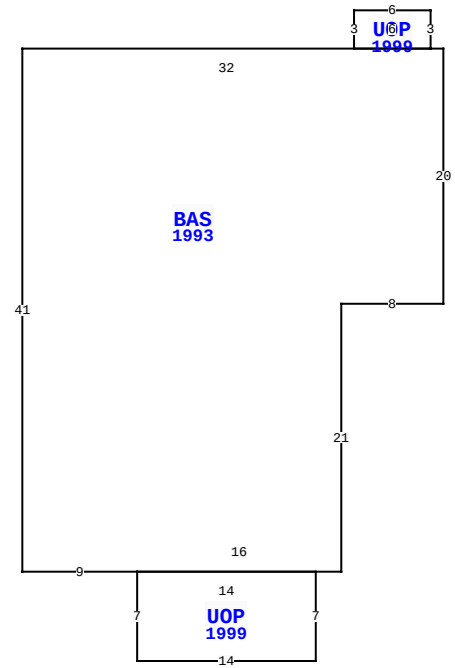
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	121,054
UOP	18	20	4	408
UOP	98	20	20	2,043
TOTALS	1,301		1,209	123,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	119.7800	108.10	130,693	1941	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1185 HX Base Yr



731 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: 2	Tax Dist:
BUILDING MARKET VALUE	123,505
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	323,505
SOH/AGL Deduction	0
ASSESSED VALUE	323,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,505
TOTAL JUST VALUE	323,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/1110	2/28/2022	WD	Q	I	01	380,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: ABACO TRUST, TERRI						
2458/1441	4/30/2021	WD	Q	V	05	250,000
GRANTOR: JORJ INC						
GRANTEE: INCOAST GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1999] N3 W6 S3 E6$ W32 S41 E9
UOP=[YR=1999] S7 E14 N7 W14$ E16 N21 E8 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 06/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS