

BLOCK 294 N1/2 OF LOT 8 (S-1)
IN OR 2056/779
CITY OF FDNA BEACH

801 S 6TH STREET LLC
803 S 6TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0294-0081



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 100	0100	01	1,399	106.0800	95.74	133,940	1925	1998	0	0	0	11.75	88.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1331									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	07	CORK/VTILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	1	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 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	796	100	796	67,254																					
BAS	265	100	265	22,390																					
BAS	126	100	126	10,646																					
BAS	144	100	144	12,167																					
FOP	224	30	67	5,661																					
STR	12	10	1	85																					
TOTALS			1,567	1,399	118,202																				
EXTRA FEATURES			801 S 6TH ST, FERNANDINA BEACH																						
L N	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	13	4	52.00	SF	6.50	6.50	100	2000	2000	3	80	270									
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165									
3	0476	VF 6 SBPL	0	0	0	0	34.00	LF	32.00	32.00	100	2000	2000	3	55	598									
4	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2007	2007	3	74	444									
5	1242	WD DECK A	0	0	15	5	75.00	SF	10.00	10.00	100	2000	2000	3	20	150									
6	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	2007	2007	3	89	295									
7	1242	WD DECK A	0	0	0	0	242.00	SF	10.00	10.00	100	2000	2000	3	20	484									
8	0820	WOOD WALK	0	0	16	4	64.00	SF	11.75	11.75	100	2007	2007	3	40	301									
TOTAL OB/XF 2,707																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	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 01/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																									