BLOCK 27 LOT 12
IN OR 498 PG 529
CITY OF FDNA BEACH

WILLIAMS JAMES A
213 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0027-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

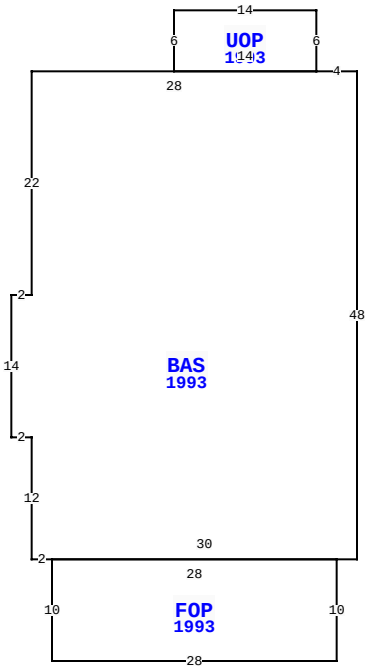
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	164,381
FOP	280	30	84	8,829
UOP	84	20	17	1,787
TOTALS	1,928		1,665	174,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,665	101.0000	126.25	210,206	1930	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 0 Heated Area: 1564 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

213 S 6TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,996
TOTAL MARKET OB/XF VALUE		4,837
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		379,833
SOH/AGL Deduction		314,253
ASSESSED VALUE		65,580
TOTAL EXEMPTION VALUE	HX HB WR	45,580
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		379,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010418	REPLACE DECKING	1,000	03/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0498/0529	9/01/1986	WD	U	I		49,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N6 W14 S6 E14$ W28 S22 W2 S14 E2 S12 E2 FOP=[YR=1993] S10 E28 N10 W28$ E30 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1930	1930	3	20	700	
2	0510	GARAGE WD-	0	100	18	15	270.00	SF	35.00	35.00	100	1960	1960	3	20	1,890	
3	1241	WD DECK G	0	100	6	11	66.00	UT	11.50	11.50	100	2001	2001	3	29	220	
4	0810	CONCRETE A	0	100	63	10	630.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,027	

LAND DESCRIPTION

TOTAL OB/XF 4,837

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	0003	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS