



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

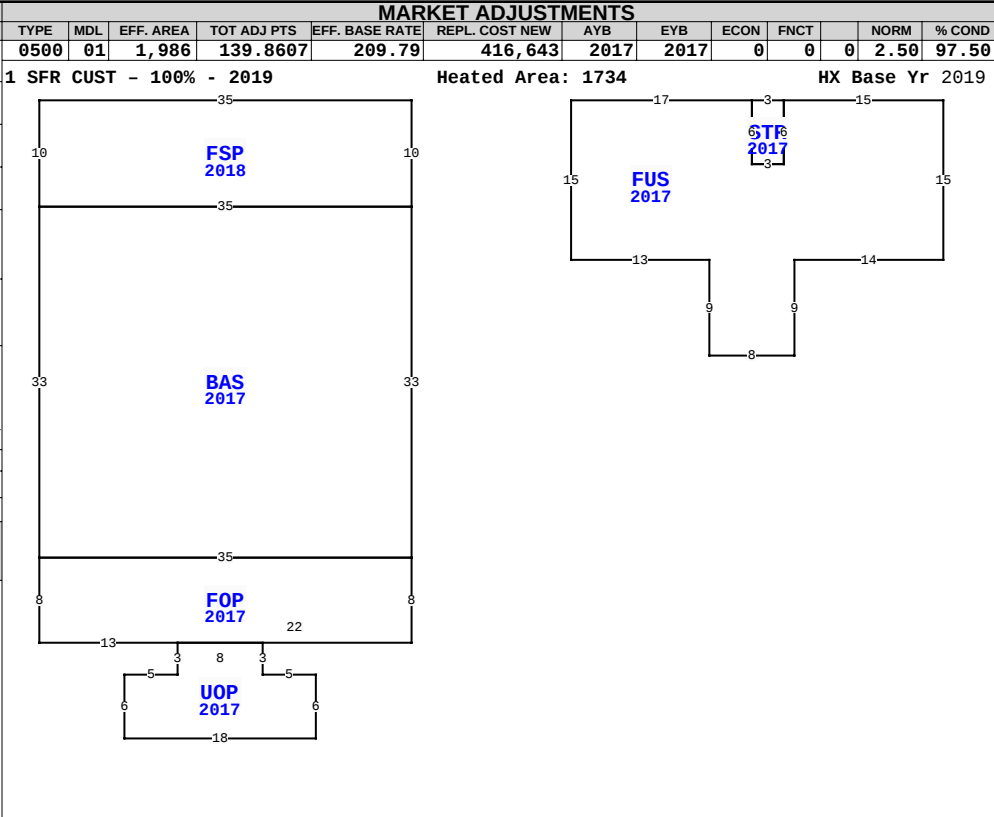
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100	1,155	236,249
FOP	280	30	84	17,181
FSP	350	40	140	28,637
FUS	579	100	579	118,431
STR	18	10	2	410
UOP	132	20	26	5,319

TOTALS	2,514		1,986	406,227
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	783.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	0	0	193.00	SF	10.00	10.00	100	2017
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017
4	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017
5	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2018
6	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2018
7	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2018



331 N 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	0	0	783.00	SF	10.00	10.00	100	2017	2017	3	97	7,595	
2	0855	CONC PAVER	0 100	0	0	193.00	SF	10.00	10.00	100	2017	2017	3	97	1,872	
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	78	94	
4	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	78	94	
5	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2018	2018	3	87	21,298	
6	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2018	2018	3	97	4,365	
7	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2018	2018	3	87	5,846	

LAND DESCRIPTION										TOTAL OB/XF					41,164			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	SFR	100	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000	

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 2											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												406,227											
TOTAL LAND VALUE - MARKET												41,164											
TOTAL MARKET VALUE												200,000											
SOH/AGL Deduction												166,522											
ASSESSED VALUE												480,869											
TOTAL EXEMPTION VALUE												HX HB											
BASE TAXABLE VALUE												50,000											
TOTAL JUST VALUE												430,869											
NCON VALUE												647,391											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												605,047											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181266	SWIM POOL	30,000	04/17/2018
20162297	NEW CONSTR	209,802	08/22/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2366/1504	6/05/2020	WD	U	I	11	100	
GRANTOR: KUNKLE RICHARD W & RU							
GRANTEE: KUNKLE LIVING TRUST							
2187/0455	4/02/2018	WD	Q	I	02	488,000	
GRANTOR: PELICAN PROPERTIES OF							
GRANTEE: KUNKLE RICHARD W &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2018] W35 S10 BAS=[YR=2017] S33 FOP=[YR=2017] S8 E13 UOP=[YR=2017] S3 W5 S6 E18 N6 W5 N3 W8\$ E22 N8 W35 \$ E35 N33 W35\$ E35 N10\$ PTR= E15 FUS=[YR=2017] E17 STR=[YR=2017] E3 S6 W3 N6\$ S6 E3 N6 E15 S15 W14 S9 W8 N9 W13 N15\$ W15\$.											