



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	.2	N/A 100
Units		0 100

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	133	100	133	18,915
FGR	567	55	312	44,373
FOP	120	30	36	5,120
FST	30	55	16	2,276
FST	30	55	16	2,276
FUS	1,462	100	1,462	207,926
STR	56	10	6	853
TOTALS	2,398		1,981	281,738

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	1	0	0	0	848.00	SF	6.50	6.50	
2	0861	POOL GUNIT	1	0	0	0	126.00	SF	85.00	85.00	
3	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	
4	0910	SCRN RM L	1	0	20	15	300.00	SF	15.00	15.00	
5	0855	CONC PAVER	1	0	0	0	127.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0005	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,981	113.7780	142.22	281,738	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023											
Heated Area: 1595											
HX Base Yr											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			330,631
TOTAL MARKET OB/XF VALUE			23,992
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			554,623
SOH/AGL Deduction			3,070
ASSESSED VALUE			551,553
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			551,553
TOTAL JUST VALUE			554,623
NCON VALUE			18,480
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			494,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/22/2023
20230312	911=14.5*20	0	06/06/2023
20222634	8*14 861	36,000	02/07/2023
20211086	NEW CONSTR	0	02/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/0070	9/18/2020	WD	Q	V	02	200,000
GRANTOR: DUBOIS JERRY D						
GRANTEE: BELL JAMES & HELEN						
2188/1647	4/06/2018	WD	Q	V	05	229,800
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: TOWNSEND-DUBOIS SUS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=2023;ORIG=52,10] W28 S10 W12 S41 E21 N20 E5 S1 E8 N1 E6 N8 W4 S1 W5 N6 N4 E9 N14 \$											
FOP=[YR=2023;ORIG=12,10] E12 S10 W12 N10 \$											
STR=[YR=2023;ORIG=43,24] E9 S9 W4 N5 W5 N4 \$											
FST=[YR=2023;ORIG=43,28] E5 S6 W5 N6 \$											
FST=[YR=2023;ORIG=120,10] W5 S6 E5 N6 \$											
BAS=[YR=2023;ORIG=120,16] E5 S7 W19 N7 E9 E5 \$											
FGR=[YR=2023;ORIG=106,23] S20 W21 N27 E21 S7 \$											

REVIEW DATE 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS