



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

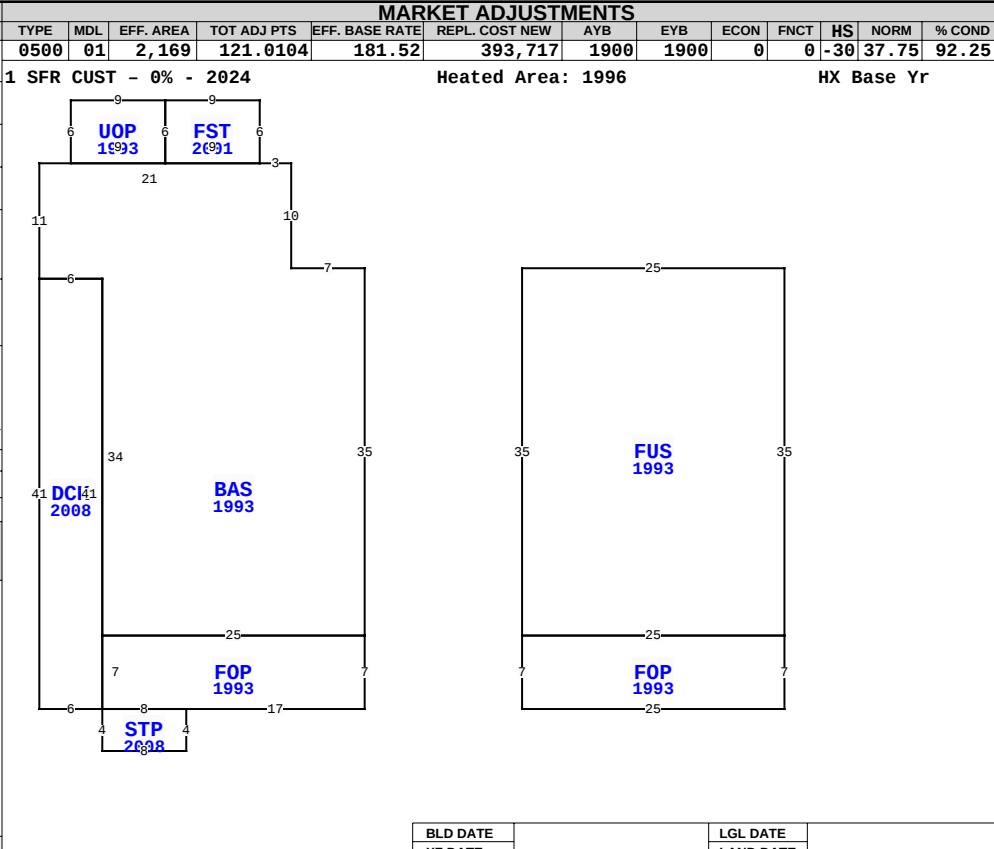
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	1,121	187,714
DCK	246	10	25	4,186
FOP	175	30	52	8,707
FOP	175	30	52	8,707
FST	54	55	30	5,024
FUS	875	100	875	146,521
STP	32	10	3	503
UOP	54	20	11	1,842
TOTALS	2,732		2,169	363,204

EXTRA FEATURES				
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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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
2	1242	WD DECK A	0	0	10	12	120.00	SF	12.50	12.50	100	1989	1989	3	20	300	
3	0825	BRICK	0	0	0	0	83.00	SF	6.25	6.25	100	1960	1960	3	38.2	198	
4	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680	
5	0810	CONCRETE A	0	0	8	14	112.00	SF	6.50	6.50	100	1992	1992	3	64	466	
6	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50	6.50	100	1992	1992	3	64	291	
7	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2001	2001	3	20	56	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



14 S 6TH ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800		
120.00	SF	12.50	12.50	100	1989	1989	3	20	300		
83.00	SF	6.25	6.25	100	1960	1960	3	38.2	198		
240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680		
112.00	SF	6.50	6.50	100	1992	1992	3	64	466		
70.00	SF	6.50	6.50	100	1992	1992	3	64	291		
28.00	SF	10.00	10.00	100	2001	2001	3	20	56		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										363,204	
TOTAL MARKET OB/XF VALUE										3,791	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										616,995	
SOH/AGL Deduction										0	
ASSESSED VALUE										616,995	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										616,995	
TOTAL JUST VALUE										616,995	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										599,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131780	REMACCSTRUC	1,000	07/26/2013
20111207	REPLACE SEWER LIN	4,179	07/25/2011
20072204	REPLACE 1ST FL.PO	800	12/10/2007
20071704	H/AC	3,500	09/10/2007
5305	XF0B	250	04/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2613/0093	1/12/2023	WD	Q	I	01	747,000	
GRANTOR: MADDOX ALEXANDRA C							
GRANTEE: MEADE MATTHEW & KAT							
2207/0337	6/29/2018	WD	Q	I	01	450,000	
GRANTOR: PAYNE GLORIA							
GRANTEE: MADDOX ALEXANDRA C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N10 W3 FST=[YR=2001] N6 W9 UOP=[YR=1993] W9 S6 E9 N6\$ S6 E9\$ W21 S11 DCK=[YR=2008] S41 E6 STP=[YR=2008] S4 E8 N4 FOP=[YR=1993] E17 N7 W25 S7 E8\$ W8\$N41 W6\$ E6 S34 E25 N35\$ PTR=E15 FUS=[YR=1993] E25 S35 FOP=[YR=1993] S7 W25 N7 E25\$ W25 N35\$ W15\$.									