BLOCK 38 LOT N1/2 OF 3
IN OR 334 PG 44
CITY OF FDNA BEACH

LAYLAND MICHAEL A
118 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0038-0031

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	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
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

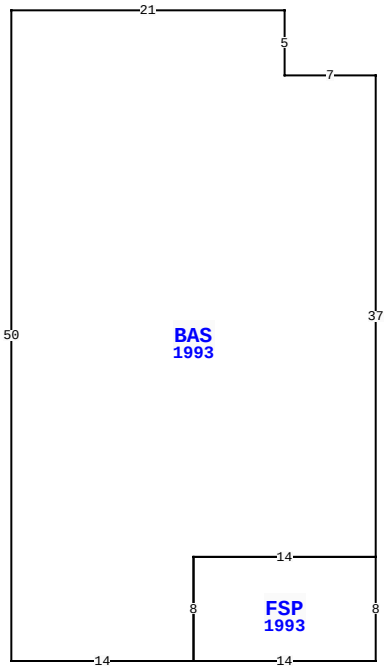
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100	1,253	151,682
FSP	112	40	45	5,448
TOTALS	1,365		1,298	157,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,298	114.6080	143.26	185,951	1922	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 0 Heated Area: 1253 HX Base Yr



118 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,129
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		362,249
SOH/AGL Deduction		302,059
ASSESSED VALUE		60,190
TOTAL EXEMPTION VALUE	HX HB	35,190
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		362,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991012	REMODEL GARAGE	5,000	08/10/1999
10095	REPAIR/RRF	4,205	10/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0334/0044	4/01/1981	WD	Q	I		23,000
GRANTOR:						
GRANTEE:						
0334/0044	4/01/1981	WD	Q	I		23,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N5 W21 S50 E14 FSP=[YR=1993] E14 N8 W14 S8 $ N8 E14 N37 $.

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	2.00	UT	3,500.00	3,500.00	100	1922	1922	3	20	1,400	
2	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	1998	1998	3	75	375	
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	1990	1990	3	20	2,268	
4	0825	BRICK	0	100	8	10	80.00	SF	12.50	12.50	100	1950	1950	3	20	200	
5	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	1922	1922	3	20	53	
6	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1993	1993	3	66	180	
7	0810	CONCRETE A	0	100	15	10	150.00	SF	6.50	6.50	100	1993	1993	3	66	644	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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