

BLOCK 39 S45' OF W95' OF LOT 1
& S3' OF W42' OF N55' OF LOT 1
IN OR 1873/1032

GULLEDGE MARK H & JUDITH
206 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0039-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	10	ABOVE AVG 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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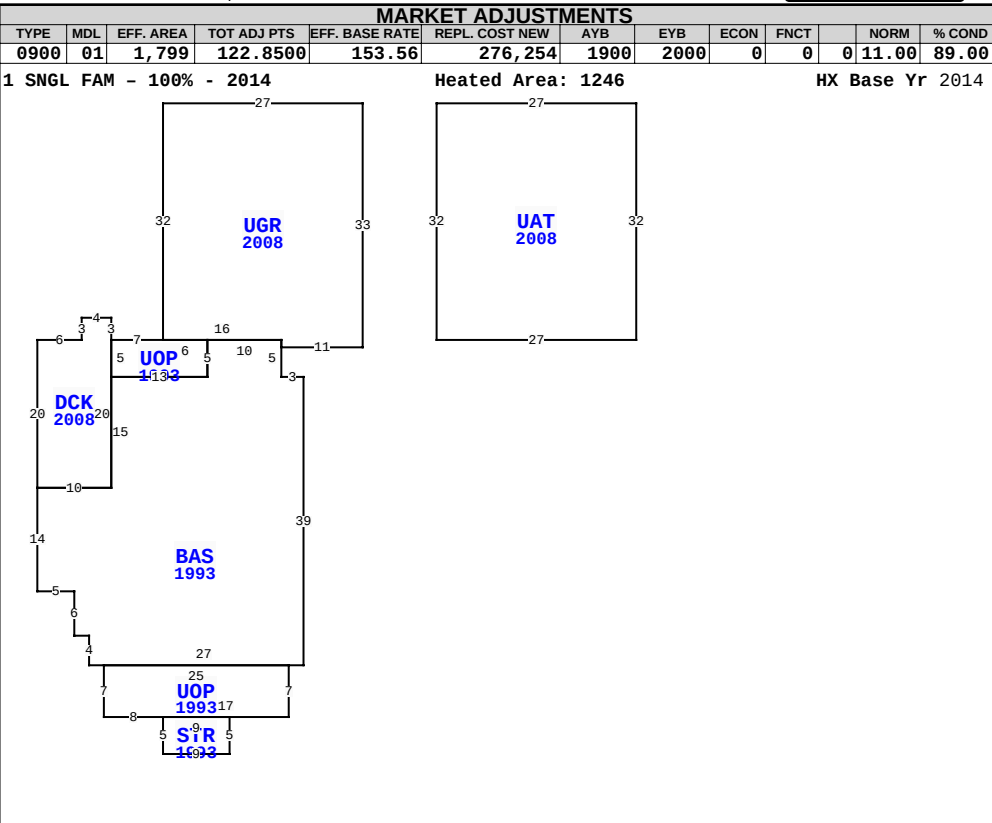
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	170,289
DCK	212	10	21	2,870
STR	45	10	4	546
UAT	864	10	86	11,753
UGR	875	45	394	53,848
UOP	65	20	13	1,776
UOP	175	20	35	4,784

TOTALS	3,482		1,799	245,866
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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	NOTES
1	0810	CONCRETE A	0 100	13	7	91.00	SF	6.50	6.50	100	
2	0810	CONCRETE A	0 100	3	48	144.00	SF	6.50	6.50	100	
3	0810	CONCRETE A	0 100	4	12	48.00	SF	6.50	6.50	100	
4	0810	CONCRETE A	0 100	3	17	51.00	SF	6.50	6.50	100	
5	0810	CONCRETE A	0 100	11	12	132.00	SF	6.50	6.50	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-2	45.00	95.00	45.00	FF	
2	000100	C	SFR	100	0003	R-2	3.00	42.00	3.00	FF	



206 S 6TH ST, FERNANDINA BEACH

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

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

TOTAL OB/XF											
											1,152

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										245,866	
TOTAL MARKET OB/XF VALUE										1,152	
TOTAL LAND VALUE - MARKET										178,620	
TOTAL MARKET VALUE										425,638	
SOH/AGL Deduction										191,820	
ASSESSED VALUE										233,818	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										183,818	
TOTAL JUST VALUE										425,638	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										414,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140871	STDSEAM	16,880	05/02/2014
20140763	KITCH	15,000	04/17/2014
20061946	RESIDE & METAL RO	9,000	08/18/2006
20053235	TREE REMOVAL	0	12/22/2005
20033553	DEMOLISH INTER.WA	1,000	07/23/2003
20011980	ELEC.PANEL CHANGE	3,600	09/05/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1873/1032	8/16/2013	WD	Q	I	02	297,000			
GRANTOR: BOWEN CLAIRE O									
GRANTEE: GULLEDGE MARK H & J									
1873/1030	8/30/2008	WD	U	I	07	100			
GRANTOR: YODER LIANE M & JASON									
GRANTEE: BOWEN CLAIRE O									

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=2008] W27 S32 UOP=[YR=1993] W7 DCK=[YR=2008] N3 W4 S3 W6 S20 BAS=[YR=1993] S14 E5 S6 E2 S4 E2 UOP=[YR=1993] S7 E8 STR=[YR=1993] S5E9N5W9 \$ E17 N7 W25\$ E27 N39 W3 N5 W10 S5 W13 S15 W10\$ E10 N20\$ S5 E13 N5 W6\$ E16 S1 E11 N33\$ PTR=E10 UAT=[YR=2008] E27 S32 W27 N32\$ W10\$.											