BLOCK 126 LOT 10
CITY OF FDNA BEACH

YOUNG FAMILY TRUST/YOUNG MELISSA RUMSEY TRUSTEE
321 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0126-0100

NASSAU COUNTY PROPERTY

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 100
Interior Floo	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	03	Quality Level 03

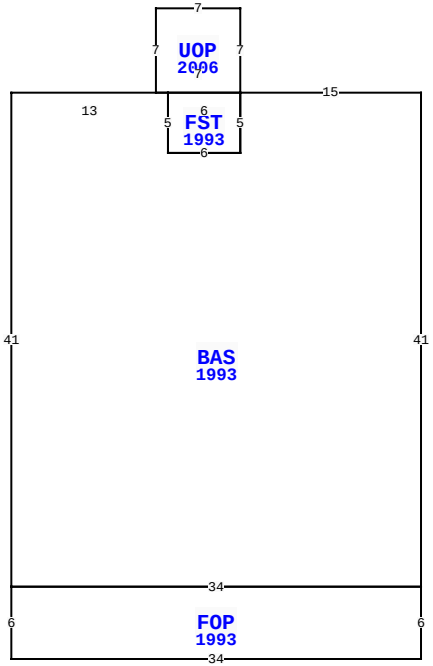
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	137,627
FOP	204	30	61	6,155
FST	30	55	16	1,614
UOP	49	20	10	1,009
TOTALS	1,647		1,451	146,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	119.3400	113.37	164,500	1900	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1364 HX Base Yr 2021



321 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		146,405
TOTAL MARKET OB/XF VALUE		13,150
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		359,555
SOH/AGL Deduction		127,722
ASSESSED VALUE		231,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,833
TOTAL JUST VALUE		359,555
NCON VALUE		12,190
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200351	REMODEL	4,800	06/22/2020
20062215	GAS PIPING & 1 FI	350	09/22/2006
20060857	CYPRESS FENCE	2,300	04/25/2006
20021684	2 NEW UNITS & DUC	0	09/27/2002
20021681	2-200 AMP METERS	0	09/26/2002
20012494	REROOF	0	11/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0235	9/07/2022	WD	U	I	11	100
GRANTOR: YOUNG MELISSA RUMSEY						
GRANTEE: YOUNG FAMILY TRUST						
2541/1146	2/18/2022	WD	U	I	11	100
GRANTOR: YOUNG MELISSA RUMSEY						
GRANTEE: YOUNG MELISSA RUMSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=2006] N7W7S7E7$ FST=[YR=1993] W6 S5 E6 N5$ S5 W6 N5 W13 S41 FOP=[YR=1993] S6 E34N6 W34$ E34 N41$
.

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	0825	BRICK	0	100	0	0	240.00	SF	12.50	12.50	100	2006	2006	3	96	2,880	
2	0855	CONC PAVER	1	100	0	0	1,027.00	SF	10.00	10.00	100	2024	2023		100	10,270	

LAND DESCRIPTION

TOTAL OB/XF 13,150

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