

BLOCK 126 LOTS N 40 FT OF
14 & 15
IN OR 2112/1007

HALL STEPHEN LUTHER & SUSAN JELLISON
301 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0126-0141



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
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
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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
BAL	60	15	9	2,159
BAS	995	100	995	238,750
BAS	209	100	209	50,149
FOP	35	30	10	2,399
FOP	152	30	46	11,038
FSP	126	40	50	11,997
FST	75	55	41	9,838
FUS	345	100	345	82,783
SFB	240	80	192	46,071
STR	12	10	1	240

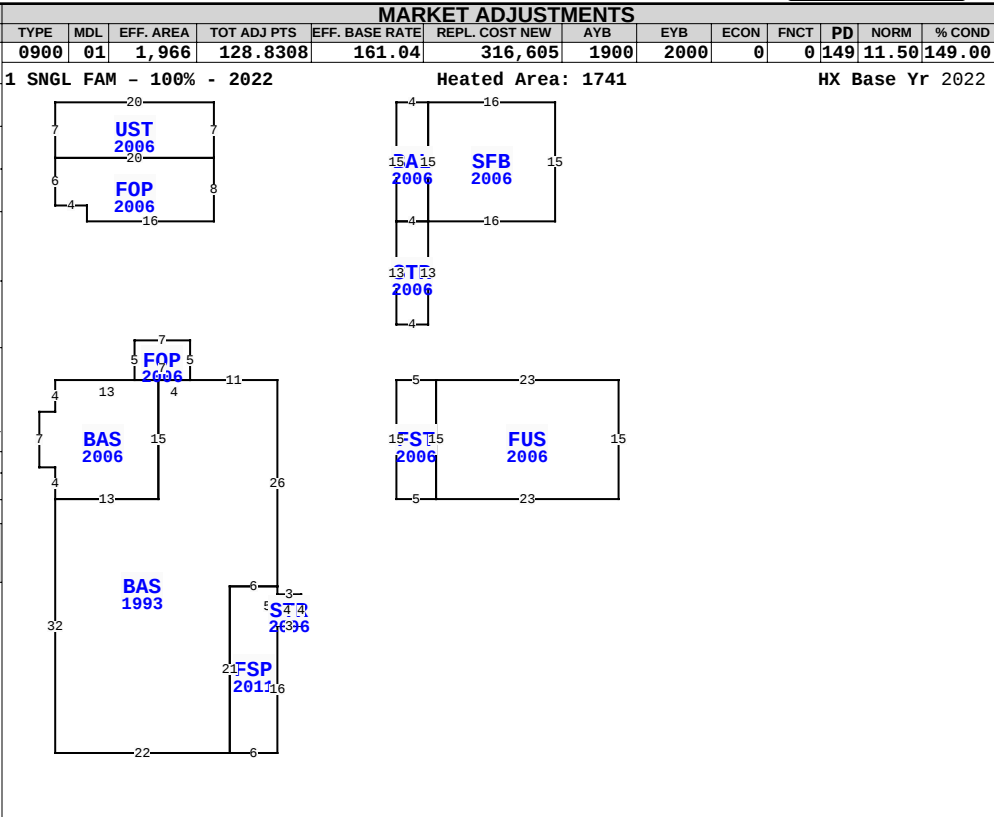
TOTALS	2,441		1,966	471,741
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	
2	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	2006	2006	3	87	933	
3	0810	CONCRETE A	0 100	33	15	495.00	SF	6.50	6.50	100	2006	2006	3	87	2,799	
4	0866	POOL FIBER	0 100	15	6	90.00	SF	72.00	72.00	100	2006	2006	3	27	1,750	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	27	540	
7	0810	CONCRETE A	0 100	0	0	500.00	SF	7.09	7.09	100	2006	2006	3	87	3,082	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							



** This building has 12 Sub-Areas

301 S 6TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND			
0900	01	1,966	128.8308	161.04	316,605	1900	2000	0	0	149	11.50	149.00			

NASSAU COUNTY PROPERTY															
VALUATION SUMMARY															
VALUATION BY												STANDARD			
Tax Group: 2												Tax Dist:			
BUILDING MARKET VALUE												471,741			
TOTAL MARKET OB/XF VALUE												10,144			
TOTAL LAND VALUE - MARKET												160,000			
TOTAL MARKET VALUE												641,885			
SOH/AGL Deduction												247,426			
ASSESSED VALUE												394,459			
TOTAL EXEMPTION VALUE												50,000			
BASE TAXABLE VALUE												344,459			
TOTAL JUST VALUE												641,885			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												618,795			

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
160,000							