BLK 126 LOTS S 60 FT OF 14 &
15 IN OR 879/829
CITY OF FDNA BEACH

WORTH RANZY HERBERT
96079 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0126-0142

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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

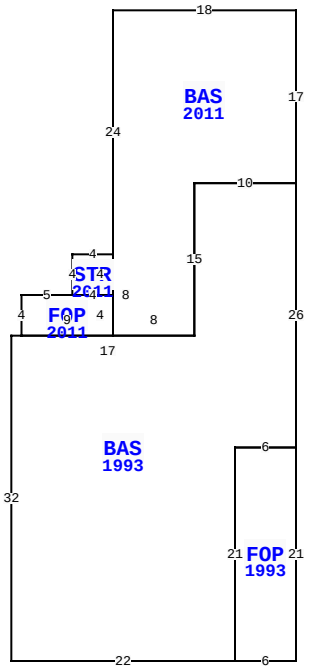
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	127,482
BAS	426	100	426	59,029
FOP	126	30	38	5,266
FOP	36	30	11	1,524
STR	16	10	2	277
TOTALS	1,524		1,397	193,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	118.5600	148.20	207,035	1900	2010	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1346 HX Base Yr



305 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	193,578
TOTAL MARKET OB/XF VALUE	16,164
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	449,742
SOH/AGL Deduction	67,989
ASSESSED VALUE	381,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,753
TOTAL JUST VALUE	449,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111636	23HD IRRIGATION	1,500	09/19/2011
20110996	H/AC W/DUCTWORK	5,000	06/17/2011
20110960	METAL ROOF	5,000	06/14/2011
20110918	PLUMB ADDITION	4,000	06/08/2011
20110403	ELEC ADDITION	850	03/22/2011
20110267	BLDG ADDITION	130,000	01/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0879/0829	4/19/1999	WD	U	I	07	100
GRANTOR: WORTH RANZY & AMY						
GRANTEE: WORTH RANZY HERBERT						
0875/1039	3/22/1999	WD	U	I	01	100
GRANTOR: WORTH RANZY & AMY						
GRANTEE: WORTH RANZY HERBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18S24 STR=[YR=2011] W4S4 FOP=[YR=2011] W5S4
BAS=[YR=1993] W1 S32E22 FOP=[YR=1993] E6N21W6S21$ N21E6N26
W10S15W17$ E9N4W4$ E4N4$ S8E8 N15E10 N17$.

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	0940	SHEDS/PORT	0	0	9	16	144.00	SF	33.00	33.00	100	2011	2011	3	50	2,376	
2	0350	CARPORT WD	0	0	22	16	352.00	SF	13.00	13.00	100	2011	2011	3	50	2,288	
3	0855	CONC PAVER	0	0	0	0	432.00	SF	10.00	10.00	100	2011	2011	3	92	3,974	
4	0855	CONC PAVER	0	0	48	12	576.00	SF	10.00	10.00	100	2011	2011	3	92	5,299	
5	0810	CONCRETE A	0	0	20	12	240.00	SF	7.15	7.15	100	2011	2011	3	92	1,579	
6	0855	CONC PAVER	0	0	16	4	64.00	SF	11.00	11.00	100	2011	2011	3	92	648	

LAND DESCRIPTION

TOTAL OB/XF 16,164

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	0	0003	R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS