BLOCK 137 LOT S1/2 OF 10
IN OR 2022/176
CITY OF FDNA BEACH

KIRKLAND WADE
423 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0137-0102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

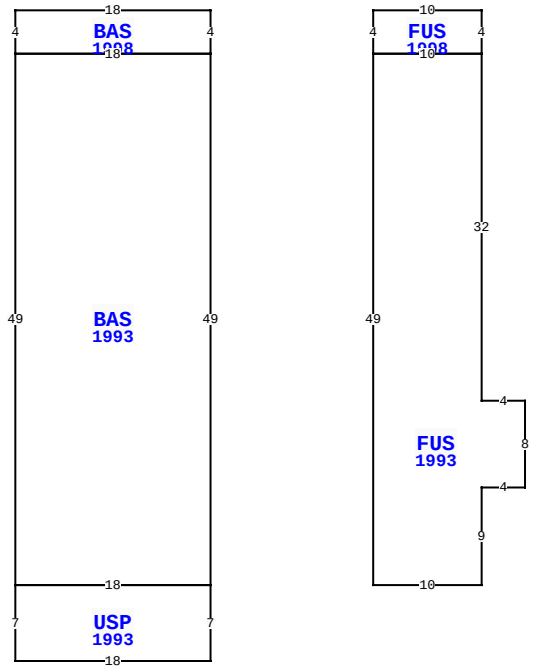
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	882	109,569
BAS	72	100	72	8,945
FUS	522	100	522	64,847
FUS	40	100	40	4,969
USP	126	30	38	4,720
TOTALS	1,642		1,554	193,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,554	141.3720	134.30	208,702	1925	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1516 HX Base Yr 2024



423 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,049
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		317,600
SOH/AGL Deduction		0
ASSESSED VALUE		317,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,600
TOTAL JUST VALUE		317,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100427	METER CAN REPLACE	300	03/11/2010
20011836	8X10 SHED	1,000	08/10/2001
20010569	INSUL.;DRYWALL;AT	2,000	04/12/2001
983615	RENEWAL OF PERMIT	15,726	04/22/1998
10474	ADDITION	15,726	05/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/0176	1/05/2016	WD	Q	I	01	187,500
GRANTOR: MILLER GERALD B & R E						
GRANTEE: KIRKLAND WADE						
0973/0665	3/05/2001	WD	Q	I		95,000
GRANTOR: SMITH RENEE ELIZABETH						
GRANTEE: MILLER GERALD B & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 S4 BAS=[YR=1993] S49 USP=[YR=1993] S7 E18 N7 W18 $ E18 N49 W18 $ E18 N4 $ PTR=E15 FUS=[YR=1998] E10 S4 FUS=[YR=1993] S32 E4 S8 W4 S9 W10 N49 E10$ W10 N4$ W15$.

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	1242	WD DECK A	0	100	21	4	84.00	SF	10.00	10.00	100	2001	2001	3	20	168	
2	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1998	1998	3	75	234	
3	0810	CONCRETE A	0	100	20	22	440.00	SF	6.50	6.50	100	2004	2004	3	84	2,402	
4	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	2004	2004	3	84	1,747	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.20	4,000.00	4,800.00	120,000							

REVIEW DATE 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS