BLOCK 139 LOTS 8 & 9
CITY OF FDNA BEACH

JONES TERRY
95021 SAW GRASS COVE TRL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0139-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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

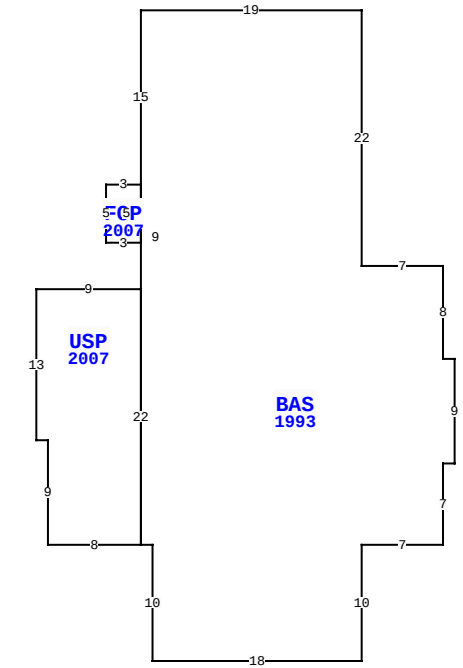
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1,231	119,237
FOP	15	30	4	388
USP	189	30	57	5,521
TOTALS	1,435		1,292	125,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	118.5600	112.63	145,518	1946	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1231 HX Base Yr



531 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	125,145
TOTAL MARKET OB/XF VALUE	3,475
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	408,620
SOH/AGL Deduction	0
ASSESSED VALUE	408,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,620
TOTAL JUST VALUE	408,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091281	REROOF W/30YR SHN	535	09/22/2009
2001037	REMODEL	2,000	03/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1336	12/21/2019	DG	U	I	11	100
GRANTOR: JONES TODD						
GRANTEE: JONES TERRY						
2326/1363	12/09/2019	QC	U	I	11	5,000
GRANTOR: ANDREA RACHAEL						
GRANTEE: JONES TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S15 FOP=[YR=2007] W3 S5 E3 N5$ S9
USP=[YR=2007] W9 S13 E1 S9 E8 N22$ S22 E1 S10 E18 N10 E7 N7
E1 N9 W1 N8 W7 N22$.

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	0350	CARPORT WD	0	0	22	12	264.00	SF	8.58	8.58	100	1960	1960	3	20	453	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	21.00	21.00	100	1960	1960	3	20	403	
3	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	6.50	100	1950	1950	3	20	73	
4	1243	WD DECK F	0	0	9	6	54.00	SF	3.20	3.20	100	2001	2001	3	20	35	
5	1242	WD DECK A	0	0	24	20	480.00	SF	10.00	10.00	100	2007	2007	3	31	1,488	
6	1242	WD DECK A	0	0	22	15	330.00	SF	10.00	10.00	100	2007	2007	3	31	1,023	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS