



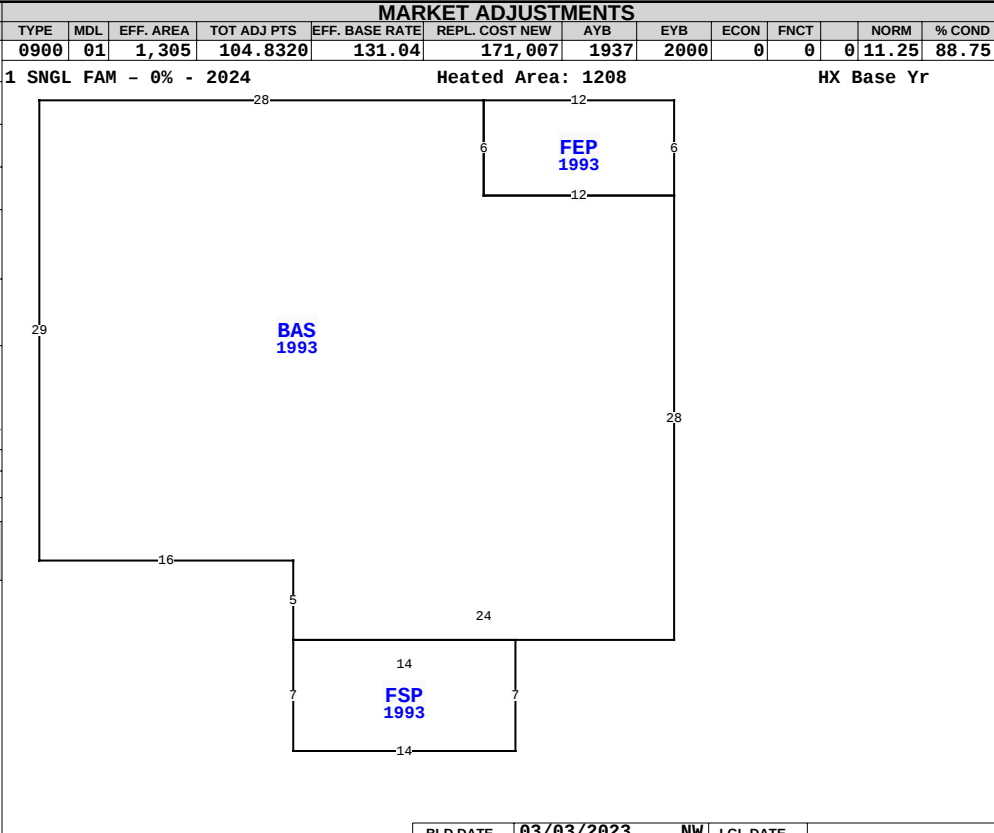
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,208	100	1,208	140,488
FEP	72	80	58	6,745
FSP	98	40	39	4,536
TOTALS	1,378		1,305	151,769

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0350	CARPORT WD	0	0	24	16			
2	0510	GARAGE WD-	0	0	24	21			
3	1243	WD DECK F	0	0	6	10			
4	0825	BRICK	0	0	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000



520 S 6TH ST, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	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		151,769	
TOTAL MARKET OB/XF VALUE		4,724	
TOTAL LAND VALUE - MARKET		246,400	
TOTAL MARKET VALUE		402,893	
SOH/AGL Deduction		0	
ASSESSED VALUE		402,893	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		402,893	
TOTAL JUST VALUE		402,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,796	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053169	6 WINDOWS & SIDIN	2,000	12/04/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1285	4/04/2023	WD	U	I	11	100
GRANTOR: BANCROFT WENDY						
GRANTEE: WMB PROPERTIES LLC						
2403/0553	10/26/2020	CT	U	I	18	189,100
GRANTOR: CLERK OF COURT						
GRANTEE: BANCROFT WENDY						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] W12 N6 W28 S29 E16 S5 E24 N28 \$												
FSP=[YR=1993;ORIG=-24,28] S7 E14 N7 W14 \$												
FEP=[YR=1993;ORIG=0,0] N6 W12 S6 E12 \$												