BLOCK 140 LOT 4
IN OR 2455/394
CITY OF FDNA BEACH

WALKER JASON L & NAN L
530 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0140-0040

BUILDING CHARACTERISTICS

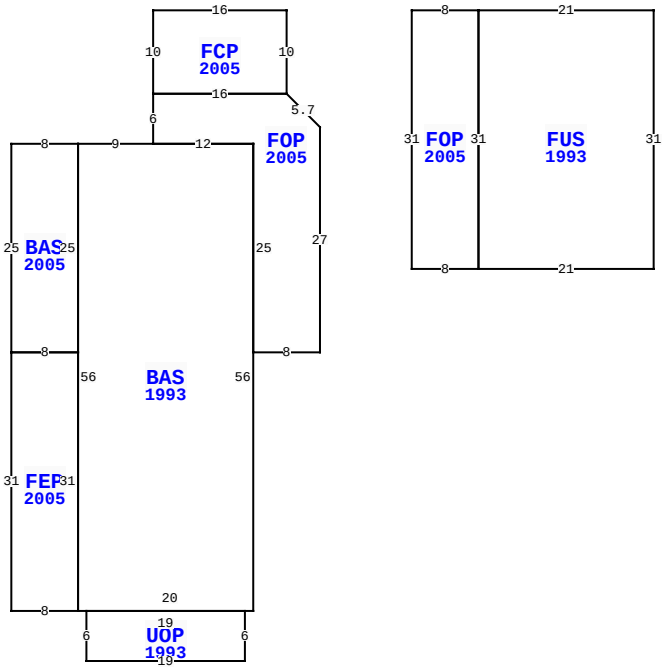
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,176	100	1,176	158,065
BAS	200	100	200	26,882
FCP	160	25	40	5,377
FEP	248	80	198	26,613
FOP	248	30	74	9,946
FOP	312	30	94	12,634
FUS	651	100	651	87,501
UOP	114	20	23	3,092
TOTALS	3,109		2,456	330,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,456	125.0304	156.29	383,848	1900	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2022 Heated Area: 2027 HX Base Yr 2022



530 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		474,730
TOTAL MARKET OB/XF VALUE		15,662
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		770,392
SOH/AGL Deduction		77,361
ASSESSED VALUE		693,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,031
TOTAL JUST VALUE		770,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021661	ADDITION	3,000	09/24/2002
20020685	REMODEL	0	04/22/2002
20020468	REMODEL	2,000	03/19/2002
20020274	H/AC	6,000	02/19/2002
20020230	REMODEL	4,000	02/11/2002
20020019	REMODEL	20,000	01/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2455/0394	4/23/2021	WD	Q	I	01	760,000
GRANTOR: REMUS RODNEY Z JR						
GRANTEE: WALKER JASON L & NA						
2090/1685	12/23/2016	WD	Q	I	01	430,000
GRANTOR: SORRELLS LEA MARIE						
GRANTEE: REMUS RODNEY Z JR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2005] W16 S10 FOP=[YR=2005] S6 BAS=[YR=1993] W9 BAS=[YR=2005] W8 S25 FEP=[YR=2005] S31 E8 N31 W8 $ E8 N25 $ S56 E1 UOP=[YR=1993] S6 E19 N6 W19 $ E20 N56 W12 $ E12 S25 E8 N27 U4 L4 W16 $ E16 N10 $ PTR= E15 FOP=[YR=2005] E8 FUS=[YR=1993] E21 S31 W21 N31 $ S31 W8 N31 $ 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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2005	2005	3	24	48	
2	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2005	2005	3	40	2,560	
3	1125	CB/STC 6"	0	100	50	5	250.00	SF	7.35	7.35	100	2005	2005	3	86	1,580	
4	1241	WD DECK G	0	100	16	4	64.00	UT	11.50	11.50	100	2005	2005	3	40	294	
5	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50	6.50	100	2005	2005	3	86	11,180	

LAND DESCRIPTION

TOTAL OB/XF 15,662

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	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

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	05	Quality Level 05

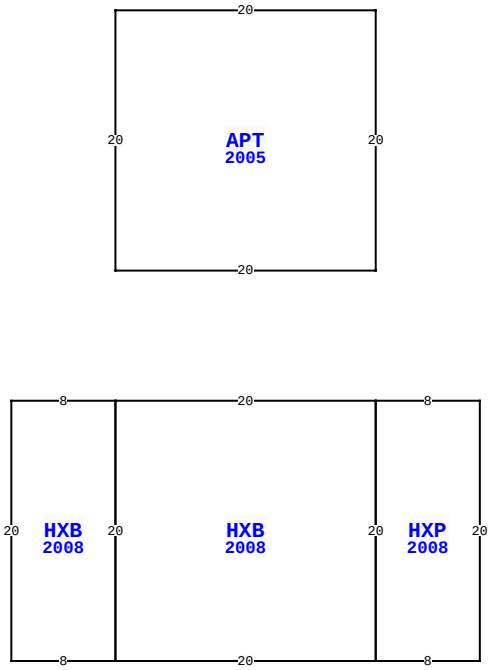
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	400	100	400	57,389
HXB	160	100	160	22,955
HXB	400	100	400	57,389
HXP	160	30	48	6,887
TOTALS	1,120		1,008	144,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,008	135.4320	169.29	170,644	1900	1990	0	0	0	15.25	84.75

2 SNGL FAM – 60.32% - 2022 Heated Area: 960 HX Base Yr 2022



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TOTAL JUST VALUE		770,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012680	OTHER	0	12/19/2001
20012236	REPAIR/RRF	5,000	10/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/0394	4/23/2021	WD	Q	I	01	760,000
GRANTOR: REMUS RODNEY Z JR						
GRANTEE: WALKER JASON L & NA						
2090/1685	12/23/2016	WD	Q	I	01	430,000
GRANTOR: SORRELLS LEA MARIE						
GRANTEE: REMUS RODNEY Z JR						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2005] W20 N20 E20 S20 $ PTR= S10 HXB=[YR=2008] W20 HXB=[YR=2008] W8 S20 E8 N20 $ S20 E20 HXP=[YR=2008] E8 N20 W8 S20 $ N20 $ N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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