

BLOCK 149 N 55FT OF LOT 1 &
N 32FT OF 7 & ALL OF LOT 8
IN OR 2523/725

FREEMAN CECIL E & LAURIE M
PO BOX 288
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0149-0011

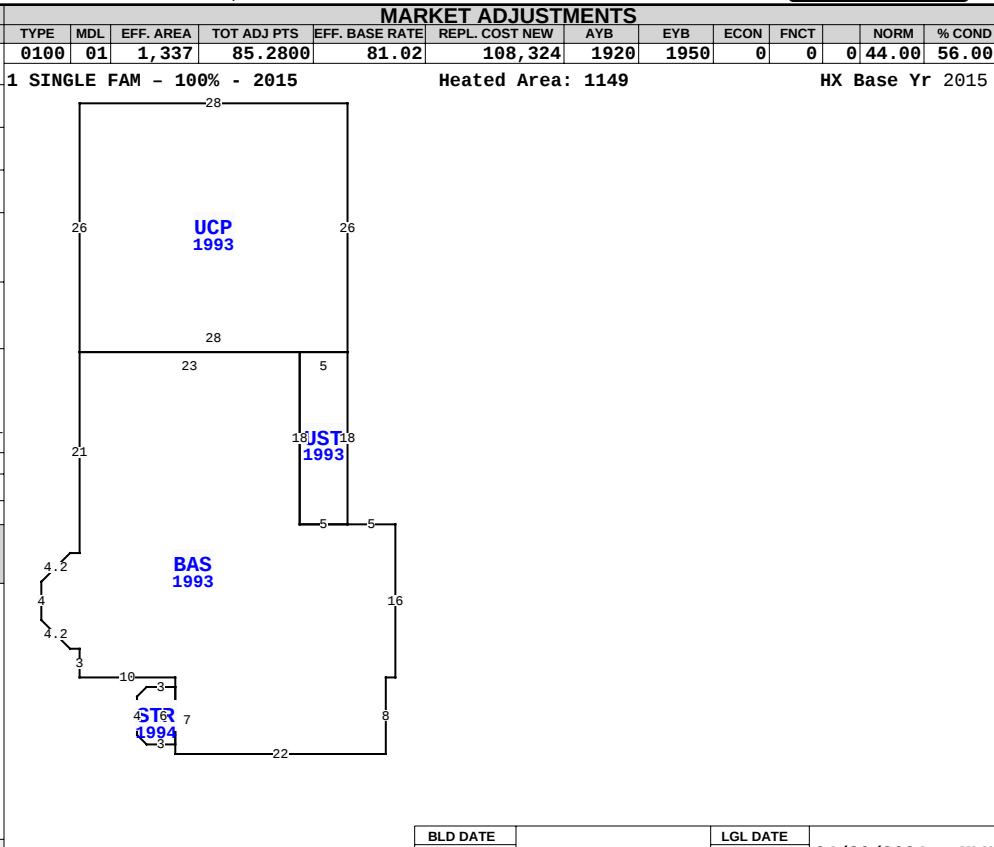


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,149	100	1,149	52,132
STR	23	10	2	91
UCP	728	20	146	6,624
UST	90	45	40	1,815
TOTALS	1,990		1,337	60,661

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	18	21	378.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	0	0	620.00	SF	6.50	6.50	



602 S 6TH ST, FERNANDINA BEACH											
BLD DATE			LGL DATE			04/30/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				60,661	
TOTAL MARKET OB/XF VALUE				3,694	
TOTAL LAND VALUE - MARKET				642,400	
TOTAL MARKET VALUE				706,755	
SOH/AGL Deduction				495,121	
ASSESSED VALUE				211,634	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				161,634	
TOTAL JUST VALUE				706,755	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				623,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2523/0725	11/30/2021	WD U	I	I	11
GRANTOR: FREEMAN CECIL E & LAU					100
GRANTEE: FREEMAN CECIL E & L					
1955/0251	12/23/2014	TD U	I	I	11
GRANTOR: FREEMAN BENJAMIN T TR					100
GRANTEE: FREEMAN CECIL E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 UST=[YR=1993] N18 UCP=[YR=1993] N26W28S26E28\$ W5S18E5\$ W5N18W23S21W1 L3 D3 S4 D3 R3 E1S3E10S1 STR=[YR=1994] W3 L1 D1 S4 D1 R1 E3N6\$ S7E22N8E1N16\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	55.00	100.00	55.00	FF	1.00
2	000100	C	SFR	100	0006	R-2	132.00	100.00	132.00	FF	1.00