

VELLA BARBARA E
620 S 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0149-0031

[illegible]

BLOCK 149 S 82FT OF LOT 3 &
N 30FT OF LOT 4 IN OR 2697/1621
CITY OF FDNA BEACH

VELLA BARBARA E
620 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0149-0031



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 100		
Air Condition	08	ENG SPLIT 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		N/A 100		
Bathrooms		0.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	84	100	84	6,329
FOP	168	30	50	3,768
TOTALS	252		134	10,097

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	134	150.7000	75.35	10,097	2023	2023	0	0	0.00	100.00
2 ACCESSORY U - 0% - 2024											
Heated Area: 84 HX Base Yr											
FOP 2024 BAS 2024											
620 S 6TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU											

NASSAU COUNTY PROPERTY											PAGE 2 of 2		2
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 2						Tax Dist:							
BUILDING MARKET VALUE						705,465							
TOTAL MARKET OB/XF VALUE						84,744							
TOTAL LAND VALUE - MARKET						448,000							
TOTAL MARKET VALUE						1,238,209							
SOH/AGL Deduction						149,856							
ASSESSED VALUE						1,088,353							
TOTAL EXEMPTION VALUE						0							
BASE TAXABLE VALUE						1,088,353							
TOTAL JUST VALUE						1,238,209							
NCON VALUE						790,209							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						392,000							
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2697/1621		3/01/2024		WD	U	I	11	100					
GRANTOR: DAV VENTURE TRUST													
GRANTEE: VELLA BARBARA E													
2384/0714		8/11/2020		WD	Q	V	01	230,000					
GRANTOR: ADAMS SARAH F													
GRANTEE: DAV VENTURE TRUST													
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2024;ORIG=10,10] E12 S14 W12 N14 \$													
BAS=[YR=2024;ORIG=22,10] E6 S14 W6 N14 \$													