BLOCK 150 LOT 10
CITY OF FDNA BEACH

MOTT CHRISTOPHER E
301 DEMONBREUN STREET #1011
NASHVILLE, TN 37201

2024

00-00-31-1800-0150-0100

BUILDING CHARACTERISTICS

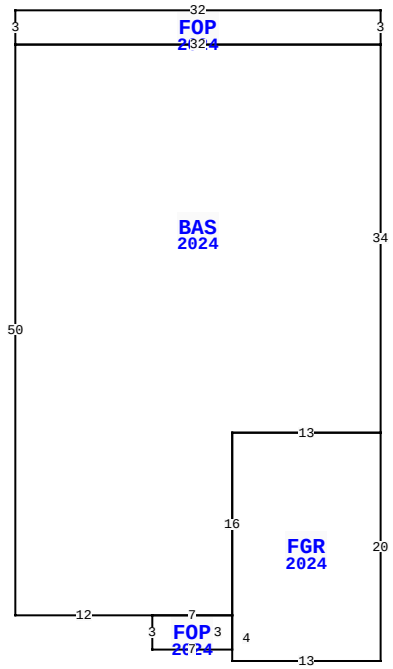
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,392	100	1,392	206,587
FGR	260	55	143	21,223
FOP	21	30	6	890
FOP	96	30	29	4,304
TOTALS	1,769		1,570	233,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,570	118.7280	148.41	233,004	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1392 HX Base Yr



625 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

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	0855	CONC PAVER	0	0	0	0	747.00	SF	10.00	10.00	100	2024	2023		100	7,470	
2	0462	ST/AL FNC	0	0	0	0	504.00	SF	10.00	10.00	100	2024	2023		100	5,040	
3	0861	POOL GUNIT	0	0	25	10	250.00	SF	85.00	85.00	100	2024	2023		100	21,250	
4	0840	MARBLE	0	0	0	0	310.00	SF	40.00	40.00	100	2024	2023		100	12,400	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,004
TOTAL MARKET OB/XF VALUE	46,160
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	479,164
SOH/AGL Deduction	66,900
ASSESSED VALUE	412,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,264
TOTAL JUST VALUE	479,164
NCON VALUE	279,164
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211573	CO		04/26/2023
20211562	250SF 855-285	51,000	03/02/2022
20211573	NEW CONSTR	0	11/15/2021
20132150	MTLROF	6,150	09/16/2013
5155	SCRN PORCH 20X26	2,720	01/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1842	6/12/2020	WD	Q	V	01	100,000
GRANTOR: ADAMS JAMES GARY & SA						
GRANTEE: MOTT CHRISTOPHER E						
0516/0494	4/30/1987	WD	Q	I		55,000
GRANTOR: FREEMAN JOHN & B C						
GRANTEE: ADAMS JAMES & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E32 S34 W13 S16 W7 W12 N50 $
FGR=[YR=2024;ORIG=29,44] E13 S20 W13 N4 N16 $
FOP=[YR=2024;ORIG=22,60] E7 S3 W7 N3 $
FOP=[YR=2024;ORIG=10,10] E32 N3 W32 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 46,160

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 01/23/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS