BLOCK 150 LOTS 14, 15 &
N 5FT OF W 42.50FT LOT 13
IN OR 2675/1023

TEVLOWITZ JEFFREY M & LISA HART
4141 EAGLE LANDING PKWY
ORANGE PARK, FL 32065

2024

00-00-31-1800-0150-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

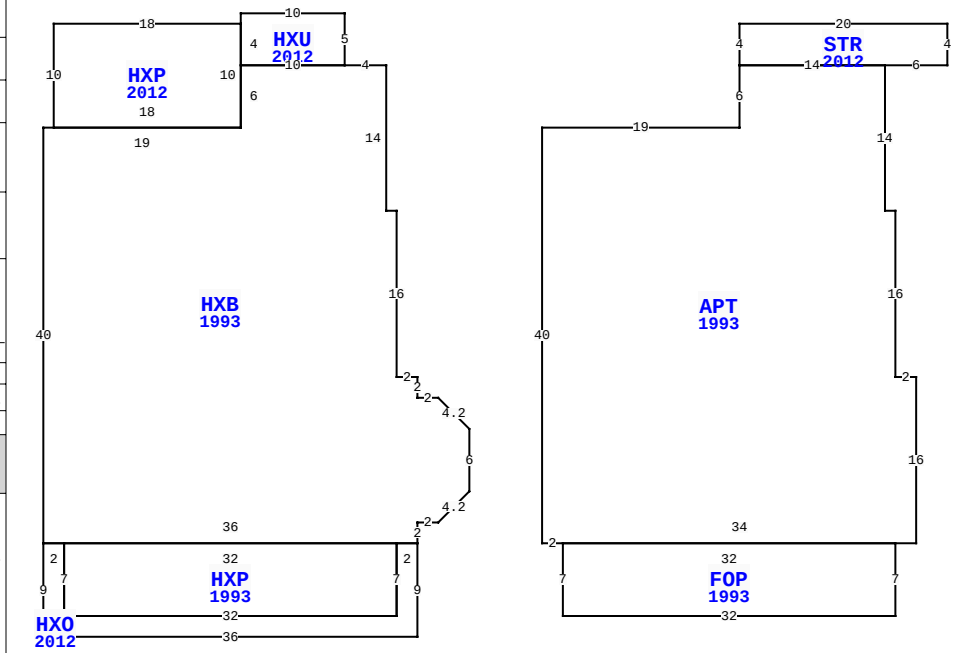
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,468	100	1,468	155,625
FOP	224	30	67	7,103
HXB	1,519	100	1,519	161,031
HXO	100	5	5	530
HXP	224	30	67	7,103
HXP	180	30	54	5,725
HXU	50	55	28	2,968
STR	80	10	8	848
TOTALS	3,845		3,216	340,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,216	101.5680	126.96	408,303	1910	1990	0	0	0	16.50	83.50

1 DUPLEX – 0% - 2024 Heated Area: 2987 HX Base Yr



603 S 6TH ST A-B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,317
TOTAL MARKET OB/XF VALUE	33,409
TOTAL LAND VALUE - MARKET	404,000
TOTAL MARKET VALUE	824,726
SOH/AGL Deduction	0
ASSESSED VALUE	824,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	824,726
TOTAL JUST VALUE	824,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222682	REMODEL	15,000	12/28/2022
20222565	REPAIR/RRF	44,391	10/24/2022
20100424	REROOF W/30YR ARC	8,400	03/10/2010
20100371	PANEL BOX CHANGED	800	03/01/2010
20071280	FENCE	1,000	07/24/2007
20071279	3'VINYL FENCE	1,000	07/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/1023	10/24/2023	WD	Q	I	01	932,500
GRANTOR: PERRY WILLIAM M & SUS						
GRANTEE: TEVLOWITZ JEFFREY M						
1243/1311	7/07/2004	WD	Q	I		254,000
GRANTOR: COURSON CHARLES A						
GRANTEE: PERRY WM M & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W4 HXU=[YR=2012] N5W10 S1 HXP=[YR=2012] W18S10E18N10$ S4E10$ W10S6W19 S40 HXO=[YR=2012] S9E36N9W2 HXP=[YR=1993] W32S7E32N7$ S7W32N7W2$ E36N2E2 U3 R3 N6 U3 L3 W2N2W2 N16W1N14$ PTR=S6E15 APT=[YR=1993] S40E2 FOP=[YR=1993] S7E32N7W32$ E34 N16W2N16W1N14 STR=[YR=2012] E6N4W20 S4E14$ W14S6W19$ W15N6$.

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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	1,860	
2	0855	CONC PAVER	0	0	0	0	228.00	SF	10.00	10.00	100	2017	2017	3	97	2,212	
3	0825	BRICK	0	0	0	0	92.00	SF	12.50	12.50	100	1991	1991	3	87	1,001	
4	1242	WD DECK A	0	0	4	4	16.00	SF	4.00	4.00	100	1991	1991	3	20	13	
5	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1991	1991	3	62	399	
6	0479	VF PICKET	0	0	0	0	25.00	LF	10.00	10.00	100	2006	2006	3	69	173	
7	0479	VF PICKET	0	0	0	0	122.00	LF	10.00	10.00	100	2008	2008	3	74	903	
8	0476	VF 6 SBPL	0	0	0	0	24.00	LF	32.00	32.00	100	2006	2006	3	69	530	
9	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	
10	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2008	2008	3	74	3,694	

TOTAL OB/XF 11,007

LAND DESCRIPTION

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	000800	C	MULTI-FAM	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							
2	000100	C	SFR	0	0006	R-2	26.00	100.00	26.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	104,000							

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 404,000 Market: 0 Agricultural: 0 Common: 404,000 PRINTED 08/06/2024 BY SYS

BLOCK 150 LOTS 14, 15 &
N 5FT OF W 42.50FT LOT 13
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2024

00-00-31-1800-0150-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

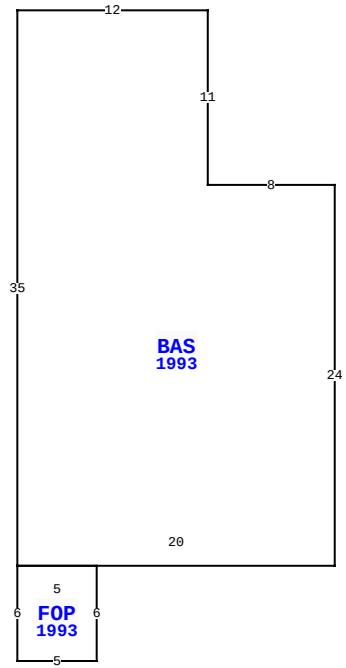
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	612	45,712
FOP	30	30	9	673
TOTALS	642		621	46,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	621	103.4550	98.28	61,032	1950	1990	0	0	0	24.00	76.00

2 SINGLE FAM – 0% - 2024 Heated Area: 612 HX Base Yr



603 S 6TH ST A-B, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	824,726
TOTAL JUST VALUE	824,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062038	FENCE	1,000	08/31/2006
20040393	REPAIRS TO ROOF/D	2,000	03/02/2004
20040395	REPIPE SEWER LINE	2,000	03/02/2004
20040227	REPLC.DAMAGED SID	2,000	02/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/1023	10/24/2023	WD	Q	I	01	932,500
GRANTOR: PERRY WILLIAM M & SUS						
GRANTEE: TEVLOWITZ JEFFREY M						
1243/1311	7/07/2004	WD	Q	I		254,000
GRANTOR: COURSON CHARLES A						
GRANTEE: PERRY WM M & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N11 W12 S35 FOP=[YR=1993] S6 E5 N6 W5 $ E20 N24 $.

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
11	0855	CONC PAVER	0	0	0	0	657.00	SF	10.00	10.00	100	2012	2012	3	93	6,110	
12	0940	SHEDS/PORT	0	0	8	12	96.00	SF	33.00	33.00	100	2012	2012	3	55	1,742	
13	0855	CONC PAVER	0	0	0	0	1,500.00	SF	10.00	10.00	100	2024	2017		97	14,550	

LAND DESCRIPTION

TOTAL OB/XF 22,402

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

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 404,000 Market: 0 Agricultural: 0 Common: 404,000 PRINTED 08/06/2024 BY SYS