

BLOCK 152 LOTS 12 13 &
N1/2 OF 14
IN OR 1688/1742

PHILLIPS ANNETTA M/LEE WYATT F
PO BOX 16234
FERNANDINA BEACH, FL 32035-3121

2024

00-00-31-1800-0152-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	1,286	100	1,286	112,709
FST	112	55	62	5,434
TOTALS	1,398		1,348	118,144

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	175.00	SF	10.00	10.00	100	2007
2	1242	WD DECK A	0 100	0	0	40.00	SF	10.00	10.00	100	1996
3	0940	SHEDS/PORT	0 100	10	5	50.00	SF	30.00	30.00	100	2006
4	0851	PATIO STON	0 100	7	13	91.00	SF	1.50	1.50	100	2007

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	62.00	100.00	62.50	FF	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,348	109.1740	103.72	139,815	1941	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2011 Heated Area: 1286 HX Base Yr 2011											
724 S 6TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU											

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
1	1242	WD DECK A	0 100	0	0	175.00	SF	10.00	10.00	100	2007	2007	3	31	543	
2	1242	WD DECK A	0 100	0	0	40.00	SF	10.00	10.00	100	1996	1996	3	20	80	
3	0940	SHEDS/PORT	0 100	10	5	50.00	SF	30.00	30.00	100	2006	2006	3	27	405	
4	0851	PATIO STON	0 100	7	13	91.00	SF	1.50	1.50	100	2007	2007	3	88	120	

TOTAL OB/XF											
1,148											

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,144	
TOTAL MARKET OB/XF VALUE		1,148	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		369,292	
SOH/AGL Deduction		274,708	
ASSESSED VALUE		94,584	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		44,584	
TOTAL JUST VALUE		369,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100623	REROOF W/30YR SHN	4,080	04/19/2010
610168	REMODEL	15,983	12/02/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1688/1742	4/30/2010	WD U	I	11	100
GRANTOR: MALEY JOSEPH M					
GRANTEE: O'NEAL ANNETTA M &					
1686/1354	4/30/2010	WD U	I	11	100
GRANTOR: MALEY JOSEPH M					
GRANTEE: O'NEAL ANNETTA M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W14 S8 BAS=[YR=1993] W22 S31 E15 S10 E17 N10 E4 N31 W14\$ E14 N8\$.											

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