BLOCK 152 S1/2 OF LOT 14 &
ALL OF LOTS 15 & 16
IN OR 1799/785

WALDO DAVID M & BRITNI C
728 S 6TH ST
FERNANDINA BEACH, FL 32034-4010

2024

00-00-31-1800-0152-0142

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

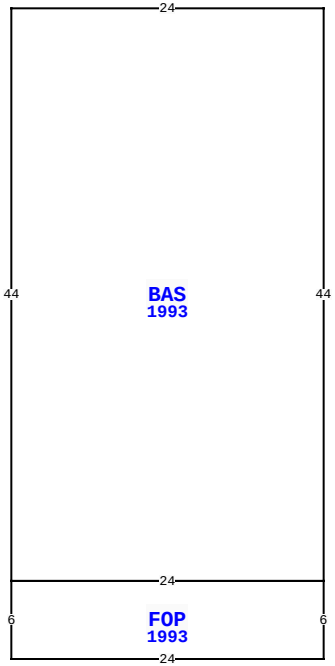
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,056	100	1,056	102,465
FOP	144	30	43	4,173
TOTALS	1,200		1,099	106,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,099	118.4232	112.50	123,638	1920	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1056 HX Base Yr 2013



728 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,638
TOTAL MARKET OB/XF VALUE		319
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		356,957
SOH/AGL Deduction		269,290
ASSESSED VALUE		87,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,667
TOTAL JUST VALUE		356,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091207	REPLACE PIPE	0	09/10/2009
20052580	REROOF W/30YR SHN	2,000	08/31/2005
5178	REPAIR FOOTERS &	200	01/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/0785	6/08/2012	WD	Q	I	02	84,000
GRANTOR: D'IMPERIO STEPHANIE C						
GRANTEE: WALDO DAVID M & BRI						
1354/0027	9/29/2005	QD	U	I	01	105,000
GRANTOR: MCGRAW FRANCIS N						
GRANTEE: MCGRAW STEPHANIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S44 FOP=[YR=1993] S6 E24 N6 W24 $ E24 N44$.

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	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	100	1988	1988	3	54.5	319	

LAND DESCRIPTION

TOTAL OB/XF 319

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	100	0006	R-2	62.00	100.00	62.50	FF		1.00	1.00	1.00	4,000.00	4,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS