BLOCK 161 LOTS 1 THRU 5
IN OR 2161/774
CITY OF FDNA BEACH

WORTHAM KATHY G
806 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0161-0010

BUILDING CHARACTERISTICS

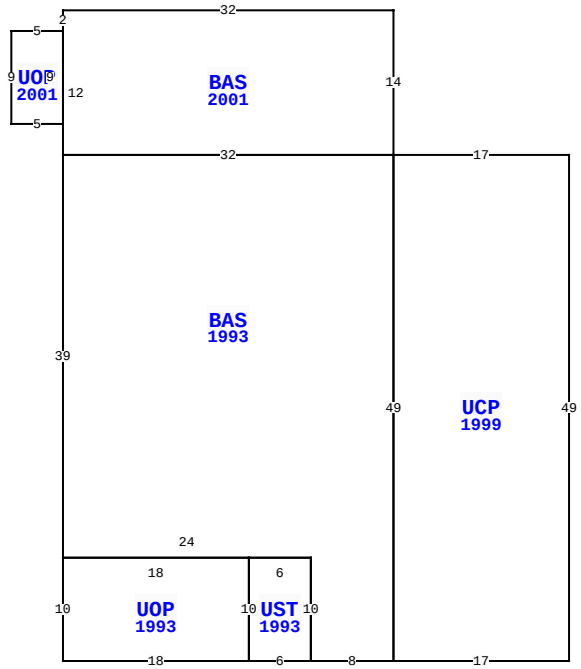
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
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	1,328	100	1,328	105,315
BAS	448	100	448	35,528
UCP	833	20	167	13,243
UOP	180	20	36	2,855
UOP	45	20	9	713
UST	60	45	27	2,141
TOTALS	2,894		2,015	159,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	100.2687	95.26	191,949	1925	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1776 HX Base Yr 2018



806 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,798
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		561,046
SOH/AGL Deduction		393,745
ASSESSED VALUE		167,301
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		67,301
TOTAL JUST VALUE		561,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011192	ROOM ADDITION	20,000	05/24/2001
20010584	ELEC FOR ADD/REMO	0	04/03/2001
20010577	ENCLOSE PORCH	1,000	04/02/2001
20002266	REROOF	0	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/0723	11/21/2017	FJ	U	I	11	0
GRANTOR: LITTLE CHARLES EUGENE						
GRANTEE: WORTHAM KATHY GAYE						
2161/0774	11/21/2017	FJ	U	I	11	0
GRANTOR: LITTLE CHARLES E SR E						
GRANTEE: WORTHAM KATHY G						

BUILDING NOTES

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	5	7	35.00	SF	6.50	6.50	100	1990	1990	3	59.5	135	
2	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1990	1990	3	59.5	113	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	20	1,000	

BUILDING DIMENSIONS

BAS=[YR=2001] W32 S2 UOP=[YR=2001] W5 S9 E5 N9 $ S12
BAS=[YR=1993] S39 UOP=[YR=1993] S10 E18 UST=[YR=1993] E6 N10 W6 S10 $ N10 W18 $ E24 S10 E8 UCP=[YR=1999] E17 N49 W17 S49 $ N49 W32 $ E32 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,248

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS