BLOCK 161 LOT 7
CITY OF FDNA BEACH

WHITE LISA
814 6TH ST S
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0161-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

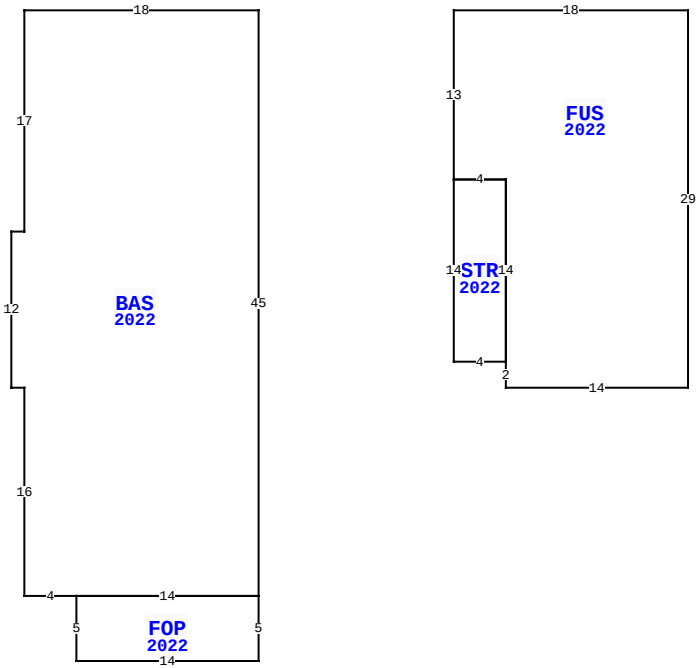
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 822 | 100 | 822 | 98,065 |
| FOP | 70 | 30 | 21 | 2,505 |
| FUS | 458 | 100 | 458 | 54,639 |
| STR | 56 | 10 | 6 | 716 |
| TOTALS | 1,406 | | 1,307 | 155,925 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,307 | 125.5800 | 119.30 | 155,925 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1280 HX Base Yr 2023




814 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 | | 155,925 |
| TOTAL MARKET OB/XF VALUE | | 5,600 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 281,525 |
| SOH/AGL Deduction | | 15,028 |
| ASSESSED VALUE | | 266,497 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 216,497 |
| TOTAL JUST VALUE | | 281,525 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211519 | NEW CONSTR | 172,801 | 08/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2456/0070 | 4/26/2021 | WD | Q | V | 01 | 70,000 |
| GRANTOR: HEAD STEVE & ANGELA V | | | | | | |
| GRANTEE: WHITE LISA | | | | | | |
| 2443/0442 | 3/15/2021 | WD | Q | V | 01 | 70,000 |
| GRANTOR: GERRITY JOSEPH & CARR | | | | | | |
| GRANTEE: HEAD STEVE & ANGELA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W18 S17 W1 S12 E1 S16 E4 FOP=[YR=2022] S5 E14 N5 W14$ E14 N45$ PTR=E15 FUS=[YR=2022] E18 S29 W14 N2 STR=[YR=2022] W4 N14 E4 S14$ N14 W4 N13$ W15$.

## 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 | 100 | 0 | 0 | 560.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 5,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,600

| 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 | 25.00 | 100.00 | 25.00 | FF | | 1.00 | 1.00 | 1.20 | 4,000.00 | 4,800.00 | 120,000 | | | | | | | |

REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS