BLOCK 186 LOTS S1/2 OF 3 &
ALL LOT 4
IN OR 811/761

CARROLL J DAVID
1296 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0186-0032

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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

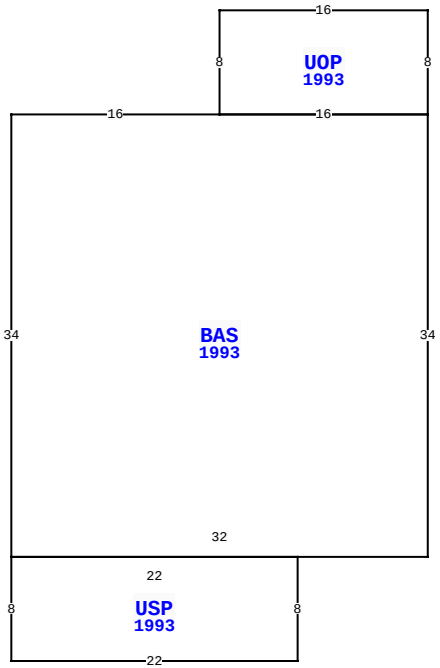
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	57,763
UOP	128	20	26	1,380
USP	176	30	53	2,814
TOTALS	1,392		1,167	61,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,167	100.7000	95.66	111,635	1944	1954	0	0	20	24.50	55.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1088 HX Base Yr 2006



BLD DATE	10/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

1296 S 6TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		61,957
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		176,957
SOH/AGL Deduction		97,157
ASSESSED VALUE		79,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,800
TOTAL JUST VALUE		176,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R00-2425	REPAIR/RRF	0	04/01/2000
E98-4643	REMODEL	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/0761	10/27/1997	WD	Q	I		16,000
GRANTOR: FREY GERALD F						
GRANTEE: CARROLL J DAVID						
0793/0309	5/13/1997	WD	U	I	06	10,000
GRANTOR: SPEARS NETTIE (1/3INT						
GRANTEE: FREY GERALD F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16 S8 BAS=[YR=1993] W16 S34 USP=[YR=1993] S8 E22 N8 W22$ E32 N34 W16$ E16 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RSF-	2150.00	100.00	100.00	FF		1.00	1.00	1.15	1,000.00	1,150.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS