BLOCK 187 S1/2 OF LOT 6
CITY OF FDNA BEACH

HOGAN ASHLEY
1275 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0187-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	05	Quality Level 05

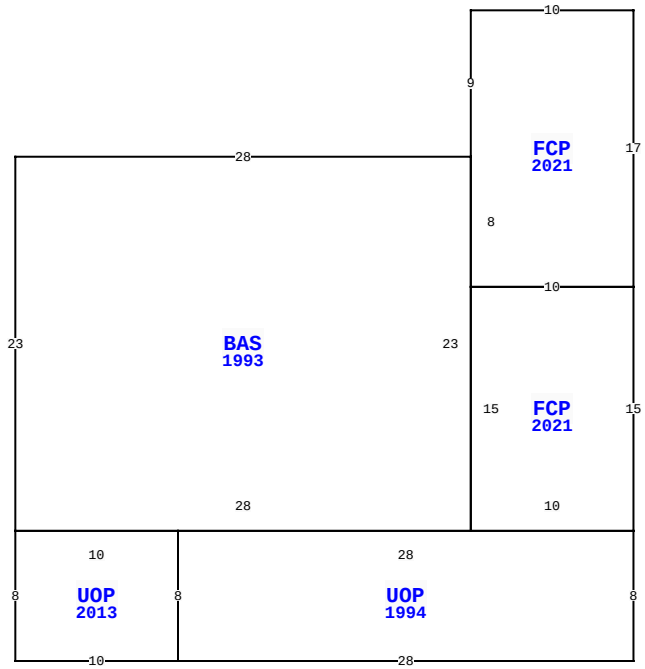
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	151,647
FCP	150	25	38	8,948
FCP	170	25	42	9,890
UOP	224	20	45	10,597
UOP	80	20	16	3,767
TOTALS	1,268		785	184,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	785	129.4700	161.84	127,044	1958	2012	0	14	145.5	5.00	145.50

1 SNGL FAM – 0% - 0 Heated Area: 644 HX Base Yr



1275 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	184,849
TOTAL MARKET OB/XF VALUE	3,192
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	248,041
SOH/AGL Deduction	0
ASSESSED VALUE	248,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,041
TOTAL JUST VALUE	248,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2494/1691	9/08/2021	WD	Q	I	01	281,000
GRANTOR: BUTLER PAUL A & SHAWN						
GRANTEE: HOGAN ASHLEY						
2371/0764	6/08/2020	WD	Q	I	02	60,000
GRANTOR: WHITE STANLEY E & DEB						
GRANTEE: BUTLER PAUL A & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W10 S9 BAS=[YR=1993] W28 S23 UOP=[YR=2013] S8 E10 UOP=[YR=1994] E28 N8 FCP=[YR=2021] N15 W10 S15 E10$ W28 S8$ N8 W10$ E28 N23$ S8 E10 N17$.

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	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	2021	2021	3	99	3,192	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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	0	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.20	1,000.00	1,200.00	60,000							

REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS