



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,320	100	1,320	172,246
FOP	20	30	6	783
FOP	112	30	34	4,437

TOTALS	1,452		1,360	177,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	20	8	160.00	SF	6.50	6.50
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00
3	0350	CARPORT WD	0 100	9	12	108.00	SF	13.00	13.00
4	0851	PATIO STON	0 100	24	5	120.00	SF	1.50	1.50
5	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-2	90.00	100.00	90.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,360	117.6240	147.03	199,961	1977	2000	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2020											
Heated Area: 1320											
HX Base Yr 2020											
FOP 1993											
BAS 1993											
FOP 1993											

1324 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0 100	20	8	160.00	SF	6.50	6.50	100	1977	1977	3	28	291	
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2003	2003	3	21	756	
3	0350	CARPORT WD	0 100	9	12	108.00	SF	13.00	13.00	100	2005	2005	3	24	337	
4	0851	PATIO STON	0 100	24	5	120.00	SF	1.50	1.50	100	2005	2005	3	86	155	
5	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	1977	1977	3	28	349	

TOTAL OB/XF										1,888						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	RSF-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,000.00	1,000.00

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		177,465			
TOTAL MARKET OB/XF VALUE		1,888			
TOTAL LAND VALUE - MARKET		90,000			
TOTAL MARKET VALUE		269,353			
SOH/AGL Deduction		102,640			
ASSESSED VALUE		166,713			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		116,713			
TOTAL JUST VALUE		269,353			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		248,036			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2692/526	2/01/2024	WD U	I	I	11	100	
GRANTOR: BATCHELDER PATRICIA L							
GRANTEE: BATCHELDER FAMILY T							
2673/1821	11/18/2021	LE U	I	I	11	100	
GRANTOR: BATCHELDER PATRICIA							
GRANTEE: HOPPER NICOLE CAMAC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] N24 W5 FOP=[YR=1993] N4 W5 S4 E5\$W50 S24 E27 FOP=[YR=1993] S4 E28 N4 W28\$E28\$.									