BLK 206 LOTS 3 & 6
IN OR 1090/1502
CITY OF FDNA BEACH S/D OF

THOMPSON MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0206-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

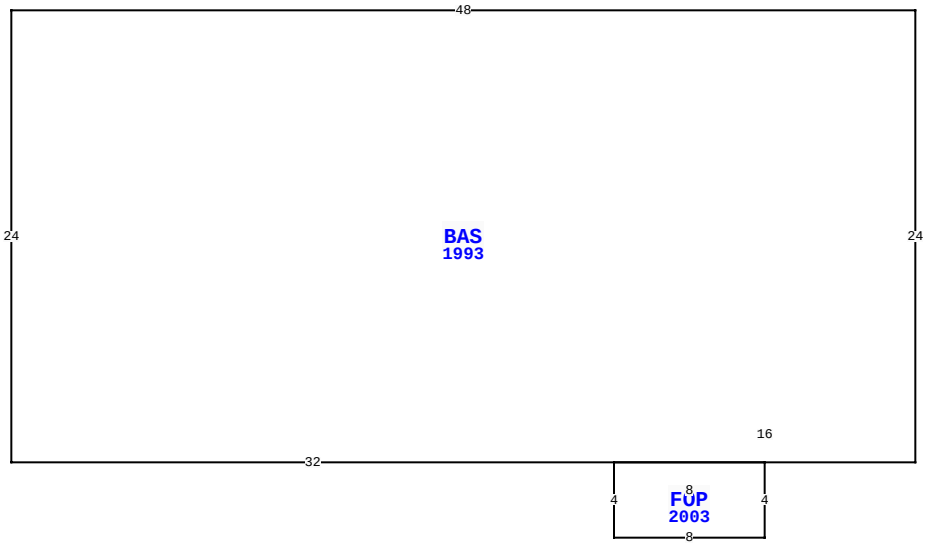
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,152	100	1,152	110,961
FOP	32	30	10	963
TOTALS	1,184		1,162	111,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	121.7940	115.70	134,443	1972	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



1557 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	111,924
TOTAL MARKET OB/XF VALUE	1,813
TOTAL LAND VALUE - MARKET	109,800
TOTAL MARKET VALUE	223,537
SOH/AGL Deduction	44,271
ASSESSED VALUE	179,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,266
TOTAL JUST VALUE	223,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1090/1502	10/29/2002	WD	U	I	06	100
GRANTOR: OWENS LANARVA D						
GRANTEE: THOMPSON GEORGE E &						
0749/1961	1/30/1996	QC	U	I	06	18,000
GRANTOR: OWENS LANARVA & MORRI						
GRANTEE: OWENS LANARVA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E32 FOP=[YR=2003] S4 E8 N4 W8 $ E16 N24 $.

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	0	16	3	48.00	SF	6.50	6.50	100	2003	2003	3	83	259	
2	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2003	2003	3	83	1,554	

LAND DESCRIPTION

TOTAL OB/XF 1,813

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		RSF-	200.00	100.00	100.00	FF		1.00	1.00	1.10	1,000.00	1,098.00	109,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 109,800 Market: 0 Agricultural: 0 Common: 109,800 PRINTED 08/06/2024 BY SYS