BLOCK 288 S1/2 LOT 5
CITY OF FDNA BEACH
IN OR 2458/1441

ABACO TRUST DATED 5/7/2020/TENNILLE TERRI GRAY TRU
731 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0288-0055

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

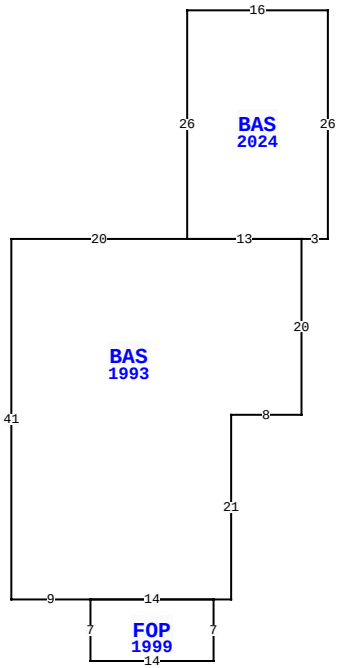
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	169,457
BAS	416	100	416	59,489
FOP	98	30	29	4,147
TOTALS	1,699		1,630	233,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,630	116.7390	145.92	237,850	1941	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



731 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,093
TOTAL MARKET OB/XF VALUE		813
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		433,906
SOH/AGL Deduction		192,481
ASSESSED VALUE		241,425
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		186,425
TOTAL JUST VALUE		433,906
NCON VALUE		90,635
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0621	POOL		11/01/2023
20230174	ADDITION	115,000	05/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1110	2/28/2022	WD	Q	I	01	380,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: ABACO TRUST, TERRI						
2458/1441	4/30/2021	WD	Q	V	05	250,000
GRANTOR: JORJ INC						
GRANTEE: INCOAST GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 W20 S41 E9 E14 E2 N21 E8 N20 $
FOP=[YR=1999;ORIG=-24,41] S7 E14 N7 W14 $
BAS=[YR=2024;ORIG=-13,-26] E16 S26 W3 W13 N26 $
.

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	100	0	0	385.00	SF	6.50	6.50	100	2024	1980		32.5	813	

LAND DESCRIPTION

TOTAL OB/XF 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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS