BLOCK 288 LOT 6
OR 99 PG 480
CITY OF FDNA BEACH

WALKER GERALDINE
715 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0288-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

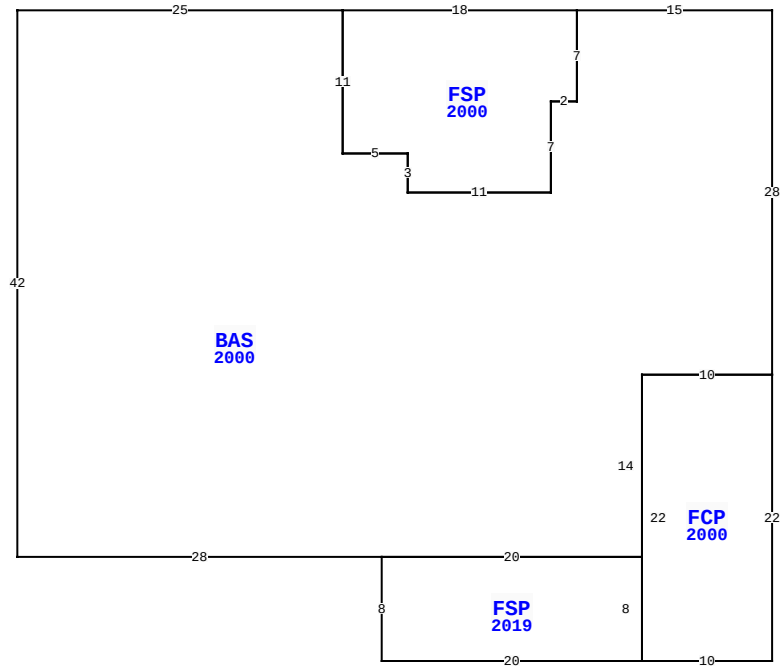
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	179,682
FCP	220	25	55	4,767
FSP	223	40	89	7,715
FSP	160	40	64	5,547
TOTALS	2,676		2,281	197,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	103.0960	97.94	223,401	2000	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2001 Heated Area: 2073 HX Base Yr 2001



715 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,710
TOTAL MARKET OB/XF VALUE		2,927
TOTAL LAND VALUE - MARKET		320,000
TOTAL MARKET VALUE		520,637
SOH/AGL Deduction		355,237
ASSESSED VALUE		165,400
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		110,400
TOTAL JUST VALUE		520,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190351	SCRNFOPS	0	06/04/2019
991542	NEW CONSTR	118,000	11/09/1999
991107	DEMOLITION	800	08/31/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0099/0480	1/01/1970	TA	Q	I		8,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 FSP=[YR=2000] W18 S11 E5 S3 E11 N7 E2 N7 $ S7 W2 S7 W11 N3 W5 N11 W25 S42 E28 FSP=[YR=2019] S8 E20 FCP=[YR=2000] E10 N22 W10 S22 $ N8 W20 $ E20 N14 E10 N28 $.

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	51	10	510.00	SF	6.50	6.50	100	2000	2000	3	79	2,619	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2000	2000	3	79	308	

LAND DESCRIPTION

TOTAL OB/XF 2,927

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	100.00	100.00	100.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	320,000							

REVIEW DATE 07/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/06/2024 BY SYS