

BLOCK 294 S1/2 OF LOT 8
IN OR 2056/777
CITY OF FDNA BEACH

803 S 6TH STREET LLC
803 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0294-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	50	15	8	814
BAL	24	15	4	407
BAS	1,448	100	1,448	147,322
FOP	88	30	26	2,645
FOP	160	30	48	4,883
STR	42	10	4	407
UAT	864	10	86	8,749
TOTALS	2,676		1,624	165,229

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	27	4			6.50	100	2008	2008	3

LAND DESCRIPTION													
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
1	000100	C	SFR	0	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,624	115.1580	109.40	177,666	2008	2008		0	0	7.00	93.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1448 HX Base Yr													

803 S 6TH ST, FERNANDINA BEACH

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	27	4			6.50	100	2008	2008	3

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	27	4			6.50	100	2008	2008	3

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 165,229													
TOTAL MARKET OB/XF VALUE 625													
TOTAL LAND VALUE - MARKET 200,000													
TOTAL MARKET VALUE 365,854													
SOH/AGL Deduction 146,082													
ASSESSED VALUE 219,772													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 219,772													
TOTAL JUST VALUE 365,854													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 358,443													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080668	H/AC	3,000	04/24/2008
20080390	NEW CONSTR	5,500	03/17/2008
20080298	NEW CONSTR	137,000	02/27/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2056/0777	6/28/2016	WD	U	I	11		100		
GRANTOR: MANGANARO MARIO P & R									
GRANTEE: 803 S 6TH STREET LL									
1536/1116	11/19/2007	WD	U	I	01		100		
GRANTOR: MANGANARO MARIO P & R									
GRANTEE: MANGANARO MARIO P &									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W21 FOP=[YR=2008] W11S8E11N8 \$ S8W11S40													
FOP=[YR=2008] S5E32N5W32\$ E32N48\$ PTR=E15 UAT=[YR=2008] S21W4													
S12E4S15E3 BAL=[YR=2008] S5E10N5W10\$ E13N15E4N12W4N21													
STR=[YR=2008] E10N3 W14 BAL=[YR=2009] W8S3E8N3\$ S3E4\$ W16\$ W15\$.													

PRINTED 08/06/2024 BY SYS