BLOCK 10 LOT 82
AMERICAN BEACH SUB #1
PB2/42

BARNETT MAURICE & CAROLYN L/E/
6610 SW 6TH ST
MARGATE, FL 33068

2025

00-00-30-010A-0010-0820

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

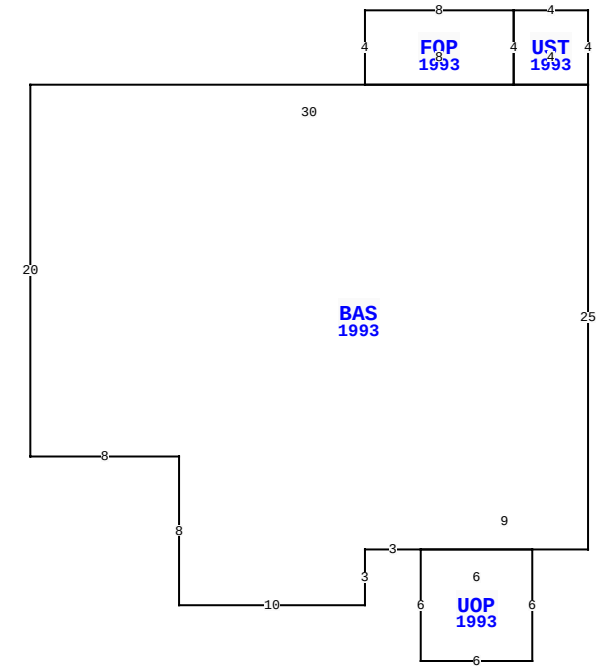
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100	1993	740	57,906
FOP	32	30	1993	10	783
UOP	36	20	1993	7	548
UST	16	45	1993	7	548
TOTALS	824			764	59,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	764	115.5000	115.50	88,242	1959	1965	0	0	0	32.25	67.75

1 SINGLE FAM – 0% - 0 Heated Area: 740 HX Base Yr



5494 JAMES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	90,989
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	465,989
SOH/AGL Deduction	209,021
ASSESSED VALUE	256,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,968
TOTAL JUST VALUE	465,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2300/0337	8/19/2019	QC	U	I	11	100
GRANTOR: BARNETT MAURICE H JR						
GRANTEE: BARNETT MAURICE III						
1991/1912	7/16/2015	QC	U	I	11	100
GRANTOR: MITCHELL SOLLIE						
GRANTEE: BARNETT MAURICE H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E8 S8 E10 N3 E3 UOP=[YR=1993] S6 E6 N6W6$ E9 N25$ UST=[YR=1993] N4 W4 FOP=[YR=1993] W8 S4 E8 N4$ S4E4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-2	50.00	93.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
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

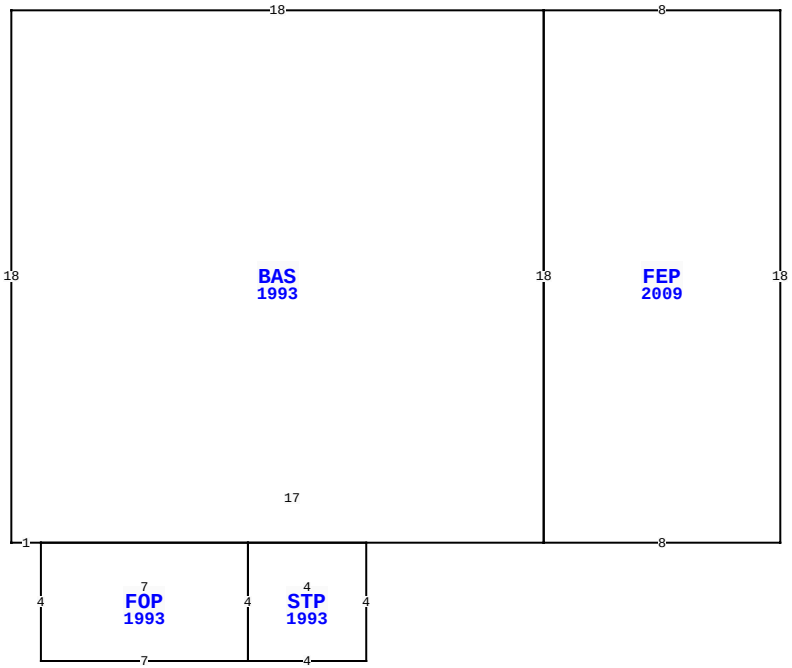
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	1993	324	22,517
FEP	144	80	2009	115	7,993
FOP	28	30	1993	8	556
STP	16	10	1993	2	139
TOTALS	512			449	31,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	449	89.1000	89.10	40,006	1959	1965	0	0	0	22.00	78.00

2 SINGLE FAM – 0% - 0 Heated Area: 324 HX Base Yr



5494 JAMES ST, FERNANDINA BEACH

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1991/1912	7/16/2015	QC	U	I	11	100
GRANTOR: MITCHELL SOLLIE						
GRANTEE: BARNETT MAURICE H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S18 E1 FOP=[YR=1993] S4 E7 STP=[YR=1993] E4N4W4S4$ N4W7$ E17 FEP=[YR=2009] E8 N18 W8S18$ N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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