LOT 6
ST PATRICKS COVE PB 3/26

SMITH VIRGINIA R
615 DONNIE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

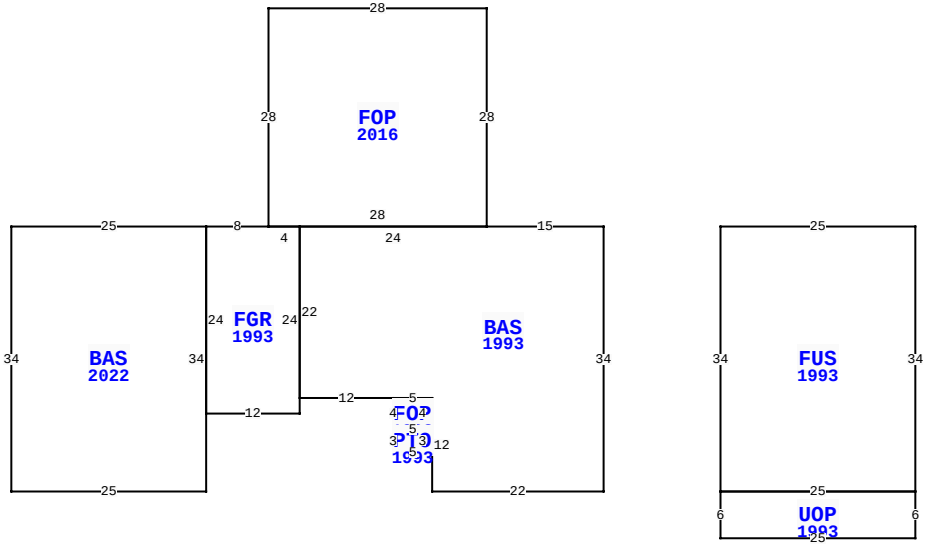
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1993	1,122	113,050
BAS	850	100	2022	850	85,644
FGR	288	55	1993	158	15,919
FOP	20	30	1993	6	604
FOP	784	30	2016	235	23,678
FUS	850	100	1993	850	85,644
PTO	15	5	1993	1	101
UOP	150	20	1993	30	3,022
TOTALS	4,079			3,252	327,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,252	113.2060	113.21	368,159	1982	2002	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2822 HX Base Yr 2022



615 DONNIE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		327,662
TOTAL MARKET OB/XF VALUE		16,199
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		506,361
SOH/AGL Deduction		31,227
ASSESSED VALUE		475,134
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		414,412
TOTAL JUST VALUE		506,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632652	SUMKITCH	17,186	07/01/2016
B21981	REMODEL	14,264	10/01/2008
2051	H/AC	0	02/12/1987
8874	GARAGE	18,580	02/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0954	12/14/2020	WD	Q	I	02	430,000
GRANTOR: WALDIS ALBERT G LIVIN						
GRANTEE: SMITH VIRGINIA R						
2063/1292	8/04/2016	WD	U	I	11	100
GRANTOR: WALDIS ALBERT G						
GRANTEE: ALBERT G WALDIS LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=2016] N28 W28 S28 FGR=[YR=1993] W8 BAS=[YR=2022] W25 S34 E25 N34 $ S24 E12 N24 W4$ E28$ W24S22 E12 FOP=[YR=1993] S4 PTO=[YR=1993] S3 E5 N3 W5 $ E5 N4 W5$ E5 S12 E22 N34 $ PTR= E15 FUS=[YR=1993] E25 S34 UOP=[YR=1993] S6 W25N6 E25 $ W25 N34 $W15 $.

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	0811	CONCRETE B	0	100	0	0	2,412.00	SF	5.20	5.20	100	2015	2015	3	95	11,915	
2	1242	WD DECK A	0	100	34	4	136.00	SF	10.00	10.00	100	2009	2009	3	35	476	
3	1242	WD DECK A	0	100	0	0	88.00	SF	10.00	10.00	100	2009	2009	3	35	308	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 16,199

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	100		RSF-	125.00	100.00	125.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	162,500							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS