LOT 20
PHOENIX WALK PB 5/55

SMITH JAMES ALAN
6 ZACHARY CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

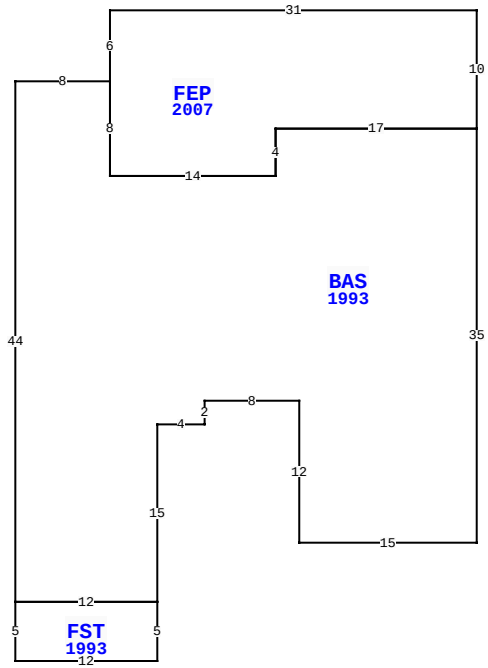
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	166,812
FEP	366	80	2007	293	38,637
FST	60	55	1993	33	4,352
TOTALS	1,691			1,591	209,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,591	163.8110	163.81	260,622	1985	1985	0	0	0	19.50	80.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 1265 HX Base Yr 2023



6 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,801
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		540,555
SOH/AGL Deduction		130,771
ASSESSED VALUE		409,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,062
TOTAL JUST VALUE		540,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061212	REPAIR/RRF	3,276	05/26/2006
B0040968	REPAIR/RRF	3,000	06/08/2004
B000378	REPAIR/RRF	1,125	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0618	3/26/2021	WD	Q	I	02	466,000
GRANTOR: MCQUEEN PATRICK E & S						
GRANTEE: SMITH JAMES ALAN &						
2238/1280	11/20/2018	WD	Q	I	02	333,500
GRANTOR: LEONARD DONNA & GREGO						
GRANTEE: MCQUEEN PATRICK E &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W31 S6 BAS=[YR=1993] W8 S44 FST=[YR=1993] S5 E12 N5 W12$ E12 N15 E4 N2 E8 S12 E15 N35 W17 S4 W14 N8$ S8 E14 N4 E17 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0801	ASPHALT A	0	100	0	0	180.00	SF	3.00	3.00	100	1985	1985	3	50	270	
3	0811	CONCRETE B	0	100	0	0	429.00	SF	5.20	5.20	100	1997	1997	3	72	1,606	
4	0811	CONCRETE B	0	100	0	0	394.00	SF	5.20	5.20	100	1997	1997	3	72	1,475	
5	1126	CB/STC 8"	0	100	0	0	135.00	SF	8.00	8.00	100	1984	1984	3	41	443	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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	000310	C	TOWNHOUSE	100		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS