BLOCK 25 LOT 6
CITY OF FDNA BEACH

STEWART MONTIETH
121 N 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0025-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

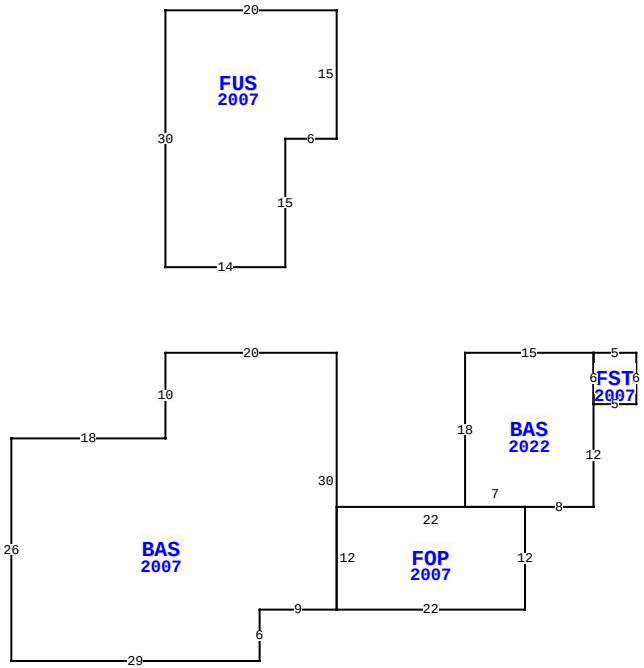
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2007	1,134	259,245
BAS	270	100	2022	270	61,725
FOP	264	30	2007	79	18,061
FST	30	55	2007	16	3,658
FUS	510	100	2007	510	116,592
TOTALS	2,208			2,009	459,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,009	157.2704	248.49	499,216	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 0% - 2023 Heated Area: 1914 HX Base Yr



126 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	459,279
TOTAL MARKET OB/XF VALUE	10,043
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	706,822
SOH/AGL Deduction	0
ASSESSED VALUE	706,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	706,822
TOTAL JUST VALUE	706,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	648,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190275	ADD BATH	0	04/30/2019
20070151	H/AC	4,000	01/30/2007
20062688	NEW CONSTR	5,000	12/08/2006
20061953	NEW CONSTR	5,500	08/22/2006
20061804	REMODEL	223,850	07/27/2006
20061287	DEMOLITION	4,500	06/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1340	4/18/2022	WD	Q	I	01	850,000
GRANTOR: DUGGER DEBORAH MAURIN						
GRANTEE: STEWART MONTIETH						
2031/1602	3/02/2016	WD	Q	I	01	480,000
GRANTOR: KLINGER RONALD L & AN						
GRANTEE: DUGGER DEBORAH MAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S10 W18S26E29N6E9 FOP=[YR=2007] E22N12
BAS=[YR=2022] E8N12 FST=[YR=2007] E5N6W5S6$N6W15S18E7$
W22S12$N30$ PTR=N40 FUS=[YR=2007] W20 S30E14 N15E6N15$ S40$.

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	6,300	
2	0855	CONC PAVER	0	0	0	0	394.00	SF	10.00	10.00	100	2016	2016	3	95	3,743	

LAND DESCRIPTION

TOTAL OB/XF 10,043

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 07/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS