BLK 28 LOT 10
IN OR 2175/396
CITY OF FDNA BEACH

SCROGGIN JOHN J & LYNN G
123 S 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0028-0100

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

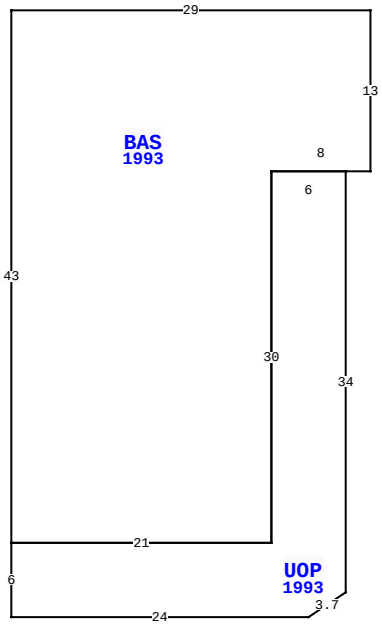
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

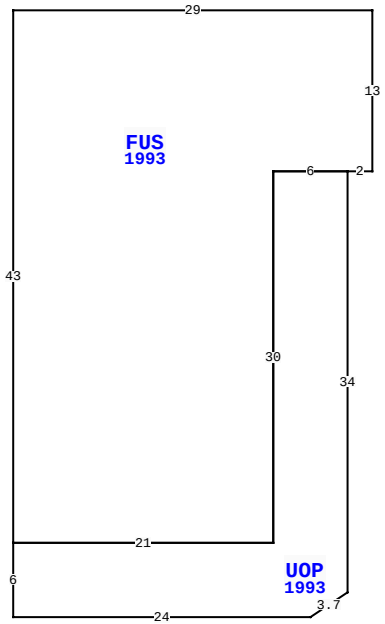
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,007	100	1993	1,007	250,882
FUS	1,007	100	1993	1,007	250,882
UOP	339	20	1993	68	16,941
UOP	339	20	1993	68	16,941
TOTALS	2,692			2,150	535,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,150	118.3350	186.97	401,986	1903	1903	0	13	33.25	37.25	133.25

1 SFR CUST – 100% - 2022 Heated Area: 2014 HX Base Yr 2022





123 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		535,646
TOTAL MARKET OB/XF VALUE		14,227
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		787,373
SOH/AGL Deduction		137,685
ASSESSED VALUE		649,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		598,966
TOTAL JUST VALUE		787,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0758	DEMO REAR PORCH	50,000	01/17/2025
20200480	REMODEL	28,000	09/10/2020
20110165	REROOF PORCH ONLY	1,500	02/04/2011
20091477	REROOF SHED	500	10/28/2009
20081782	H/AC	1,000	12/08/2008
20061805	H/AC	1,500	07/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/0396	2/02/2018	WD	Q	I	01	530,000
GRANTOR: BARTHELEMY PATRICK &						
GRANTEE: SCROGGIN JOHN J & L						
1954/0769	12/23/2014	WD	Q	I	02	415,000
GRANTOR: QUINLIVAN J MARK						
GRANTEE: BARTHELEMY PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S43 UOP=[YR=1993] S6 E24 R3 U2 N34 W6 S30 W21 $ E21 N30 E8 N13 $ PTR= E15 FUS=[YR=1993] E29S13 W2 UOP=[YR=1993] S34 D2 L3 W24 N6 E21N30 E6 $ W6 S30 W21 N43 $ 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	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	1970	1970	3	20	34	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
4	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	1995	1995	3	20	26	
5	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	1995	1995	3	20	26	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
7	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1992	1992	3	62	846	
8	0858	SCULP CONC	0	100	0	0	963.00	SF	13.00	13.00	100	1998	1998	3	92	11,517	
9	0810	CONCRETE A	0	100	3	12	36.00	SF	3.25	3.25	100	1998	1998	3	73	85	
10	1076	TRELLIS A	0	100	4	6	24.00	SF	7.50	7.50	100	2001	2001	3	25	45	

TOTAL OB/XF 14,147

LAND DESCRIPTION

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	0003	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 06/16/2025 BY HS Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061574	H/AC	1,000	07/06/2006
20060087	METAL ROOF HOUSE	10,000	01/13/2006
10272	REPAIR/RRF	1,016	01/28/1997
5255	REPAIR/RRF	1,200	03/03/1989
4899	HOUSEMVING	750	06/16/1988

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11	0940	SHEDS/PORT	0	100	5	4	20.00	SF	20.10	20.10	100	2001	2001	3	20	80	

TOTAL OB/XF 80

LAND DESCRIPTION

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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