

BLK 28 LOTS 11,12,E'LY 10FT  
OF LOTS 3 & 4 & PT LOT 13 IN  
OR 2081/1860

LITTLE DENNIS M & MARY JULIA L/E/  
940514 OLD NASSAUVILLE ROAD  
FERNANDINA BEACH, FL 32034

2025

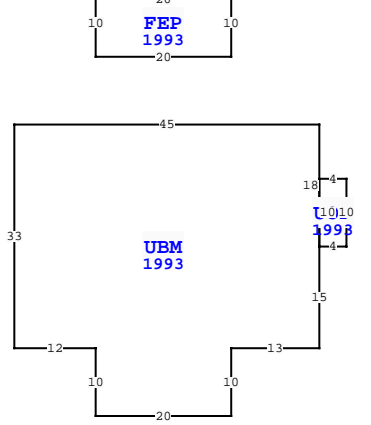
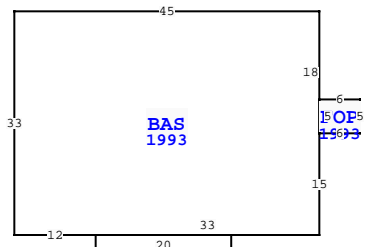
00-00-31-1800-0028-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	23 REINF CONC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,999	114.4640	151.09	302,029	1927	1985	0	0	19.50	80.50

1 SNGL FAM - 0% - 0 Heated Area: 1485 HX Base Yr



Quality	03 Quality Level 03				
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	1,485	100	1993	1,485	180,617
FEP	200	80	1993	160	19,460
FOP	30	30	1993	9	1,095
UBM	1,685	20	1993	337	40,988
UOP	40	20	1993	8	973
TOTALS	3,440			1,999	243,133

EXTRA FEATURES																	
L N	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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
2	0810	CONCRETE A	0	0	120	10	1,200.00	SF	6.50	6.50	100	1975	1975	3	25	1,950	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
4	0810	CONCRETE A	0	0	118	3	354.00	SF	6.50	6.50	100	1995	1995	3	68	1,565	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
6	0825	BRICK	0	0	0	0	110.00	SF	12.50	12.50	100	1960	1960	3	36.6	503	

115 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 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			243,133
TOTAL MARKET OB/XF VALUE			8,390
TOTAL LAND VALUE - MARKET			356,250
TOTAL MARKET VALUE			607,773
SOH/AGL Deduction			165,350
ASSESSED VALUE			442,423
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			442,423
TOTAL JUST VALUE			607,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1947	10/25/2022	LE U	I	I	11	100
GRANTOR: LITTLE DENNIS M & MAR						
GRANTEE: DURRANCE JONI LITTL						
2081/1860	11/03/2016	WD U	I	I	30	329,200
GRANTOR: LITTLE CLIFTON J & DE						
GRANTEE: LITTLE DENNIS M & M						

BUILDING NOTES	

BUILDING DIMENSIONS	
UBM=[YR=1993]	W45 S33 E12S10E20N10 E13 N15 UOP=[YR=1993] E4 N10 W4 S10 \$ N18 \$PTR= N20 BAS=[YR=1993] N15 FOP=[YR=1993] E6N5W6S5\$ N18 W 45S33 E12 FEP=[YR=1993] S10E20N10W20\$ E33\$ S20\$.

LAND DESCRIPTION												TOTAL OB/XF												8,390				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,750.00	3,562.50	356,250											