BLOCK 29 LOT 11
CITY OF FDNA BEACH

LONDON DR HAL L/E/
19 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0029-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

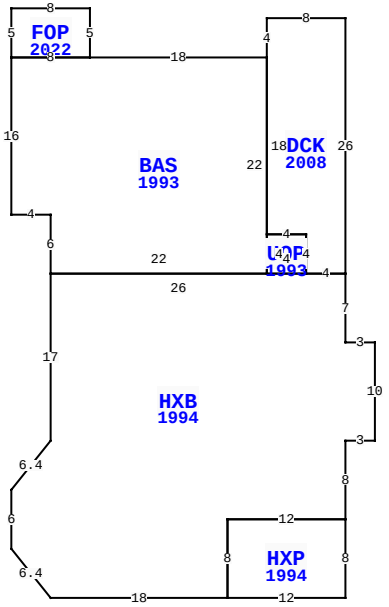
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

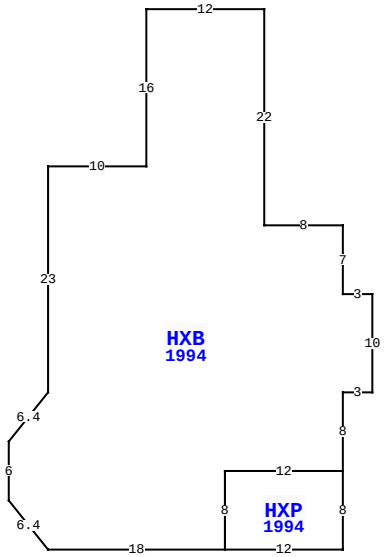
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	548	100	1993	548	82,953
DCK	192	10	2008	19	2,876
FOP	40	30	2022	12	1,817
HXB	968	100	1994	968	146,529
HXB	1,292	100	1994	1,292	195,574
HXP	96	30	1994	29	4,390
HXP	96	30	1994	29	4,390
UOP	16	20	1993	3	454
TOTALS	3,248			2,900	438,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,900	115.0842	181.83	527,307	1880	1985	0	0	0	16.75	83.25

1 SFR CUST - 79.93% - 2014 Heated Area: 2808 HX Base Yr 2014





BLD DATE	06/11/2021	KK	LGL DATE		
XF DATE	06/11/2021	KK	LAND DATE	03/27/2025	MLU
INC DATE			AG DATE		

19 S 6TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		438,983
TOTAL MARKET OB/XF VALUE		40,421
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		779,404
SOH/AGL Deduction		227,078
ASSESSED VALUE		552,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		501,604
TOTAL JUST VALUE		779,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211252	SWIM POOL	0	06/15/2021
20173475	REPAIR/RRF	10,000	11/07/2017
20140740	KIT/BATH	60,000	04/15/2014
20062395	DEMOLITION	3,000	10/23/2006
20061417	OTHER	3,000	06/22/2006
20012639	REMODEL	600	12/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0580	11/03/2020	LE	U	I	11	100
GRANTOR: LONDON DR HAL						
GRANTEE: ADRIAN CATHERINE						
1889/0939	11/15/2013	CT	U	I	18	300,100
GRANTOR: CLERK OF COURT						
GRANTEE: LONDON DR HAL						

BUILDING NOTES

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	0810	CONCRETE A	0	100	29	5	145.00	SF	6.50	6.50	100	1975	1975	3	25	236	
2	0858	SCULP CONC	0	100	0	0	510.00	SF	13.00	13.00	100	2002	2002	3	94	6,232	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	
5	0858	SCULP CONC	0	100	4	18	72.00	SF	13.00	13.00	100	2002	2002	3	94	880	
6	0858	SCULP CONC	0	100	10	40	400.00	SF	13.00	13.00	100	2002	2002	3	94	4,888	
7	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2022	2022	3	95	19,380	
8	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2022	2022	3	99	4,396	
9	0855	CONC PAVER	0	100	0	0	308.00	SF	10.00	10.00	100	2022	2022	3	99	3,049	

BUILDING DIMENSIONS

DCK=[YR=2008] W8 S4 BAS=[YR=1993] W18 FOP=[YR=2022]
N5W8S5E8$ W8 S16E4 S6 HXB=[YR=1994] S17 D5 L4 S6 D5 R4 E18
HXP=[YR=1994] E12 N8 W12 S8 $ N8 E12 N8 E3 N10 W3 N7 W4
UOP=[YR=1993] N4 W4 S4 E4$ W26$ E22 N22$ S18 E4 S4 E4 N26$
PTR= E35 HXB=[YR=1994] S16 W10S23 D5 L4 S6 D5 R4 E18
HXP=[YR=1994] E12N8W12 S8$ N8E12N8E3 N10W3N7W8N22W12$ W35 $.

LAND DESCRIPTION

TOTAL OB/XF 40,421

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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS