



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 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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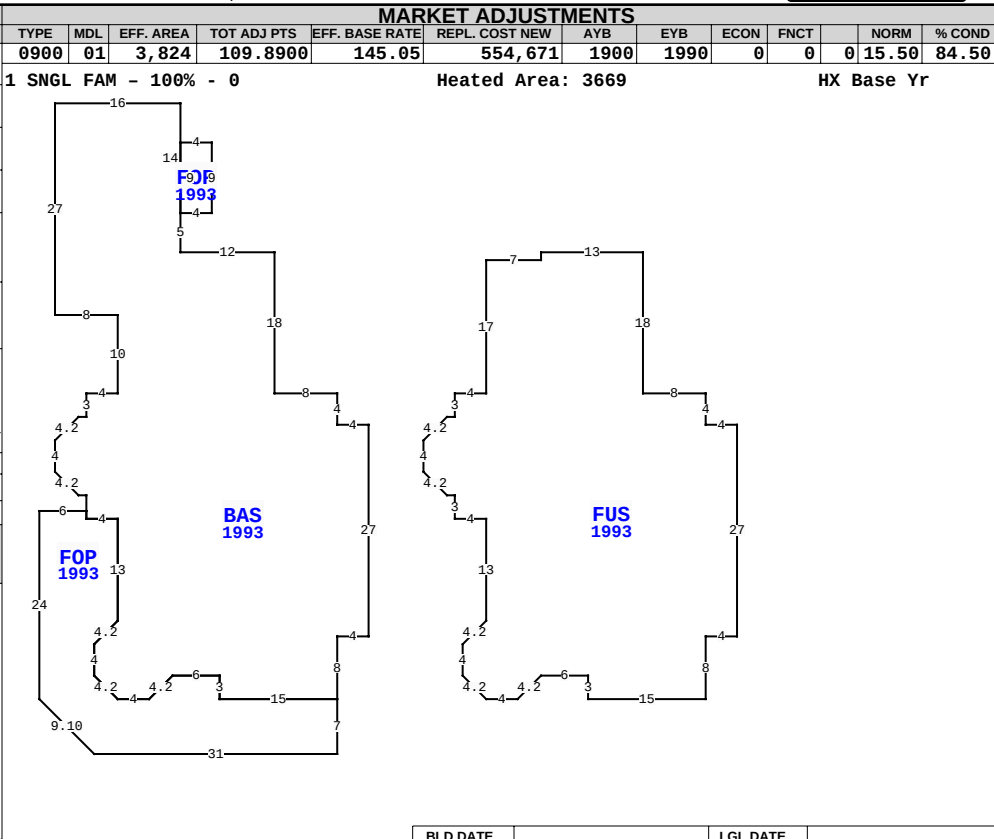
NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	1993	2,022	247,831
FOP	36	30	1993	11	1,349
FOP	479	30	1993	144	17,650
FUS	1,647	100	1993	1,647	201,868
TOTALS	4,184			3,824	468,697

EXTRA FEATURES	
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	0510	GARAGE WD-	0	100	12	21	252.00	SF	35.00	35.00	100	1981	1981	3	20	1,764	
3	0350	CARPORT WD	0	100	0	0	858.00	SF	13.00	13.00	100	1981	1981	3	20	2,231	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1981	1981	3	20	720	
5	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1975	1975	3	25	228	
6	0810	CONCRETE A	0	100	0	0	1,585.00	SF	6.50	6.50	100	1981	1981	3	32.5	3,348	
7	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	1993	1993	3	64	520	
8	0810	CONCRETE A	0	100	4	80	320.00	SF	6.50	6.50	100	1975	1975	3	25	520	
9	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1975	1975	3	25	208	

LAND DESCRIPTION			TOTAL OB/XF 9,959														
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
1	000100	C	RES	100	0003	R-2	100.00	200.00	100.00	FF		1.00	1.00	1.22	4,750.00	5,795.00	579,500



117 N 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	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			468,697
TOTAL MARKET OB/XF VALUE			9,959
TOTAL LAND VALUE - MARKET			579,500
TOTAL MARKET VALUE			1,058,156
SOH/AGL Deduction			819,894
ASSESSED VALUE			238,262
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			182,540
TOTAL JUST VALUE			1,058,156
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			943,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101159	REPAIR/RRF	3,000	07/16/2010
20081058	REPAIR/RRF	500	06/23/2006
20051391	REMODEL	1,000	03/10/2005
10203	REPAIR/RRF	14,250	12/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0330/0003	3/01/1981	FS	U	V		100

GRANTOR:	
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GRANTEE:	
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