

BLOCK 31 LOTS 4 5 8 9 10 11  
IN OR 2177/1667  
CITY OF FDNA BEACH

STEWART MONTIETH H  
121 N 6TH ST  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0031-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |

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|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

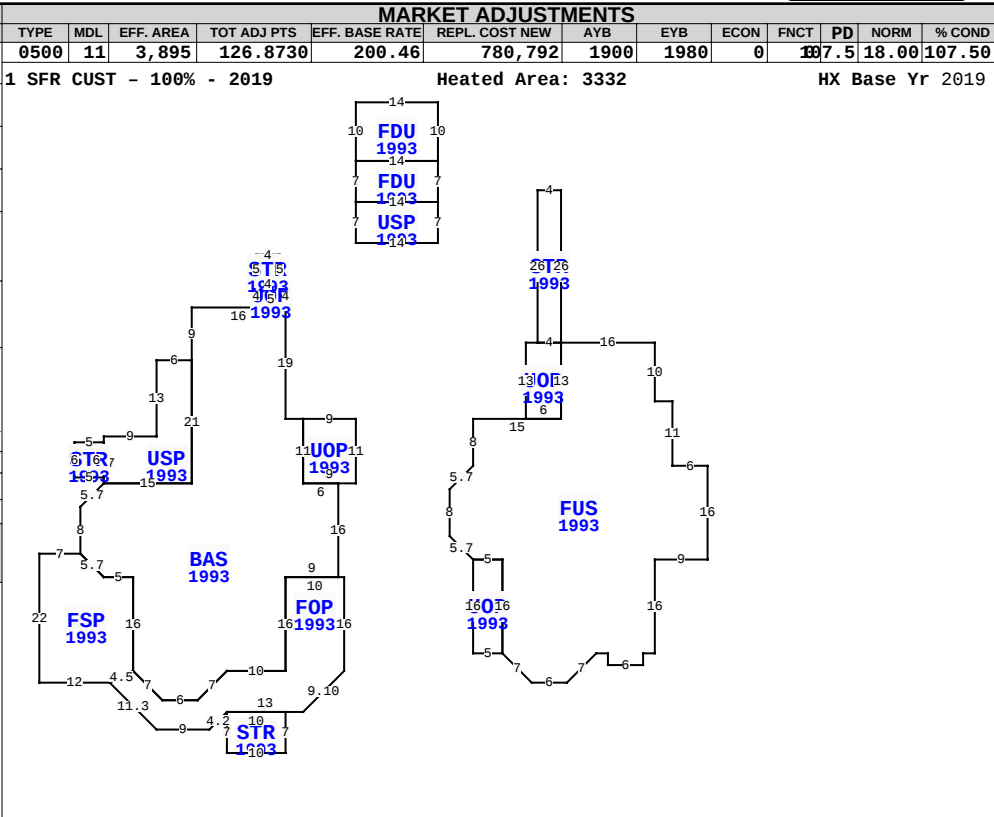
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1005.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,672            | 100         | 1993 | 1,672        | 360,307              |
| FDU       | 98               | 65          | 1993 | 64           | 13,791               |
| FDU       | 140              | 65          | 1993 | 91           | 19,610               |
| FOP       | 380              | 30          | 1993 | 114          | 24,566               |
| FSP       | 320              | 40          | 1993 | 128          | 27,583               |
| FUS       | 1,660            | 100         | 1993 | 1,660        | 357,721              |
| STR       | 20               | 10          | 1993 | 2            | 431                  |
| STR       | 30               | 10          | 1993 | 3            | 646                  |
| STR       | 70               | 10          | 1993 | 7            | 1,508                |
| STR       | 104              | 10          | 1993 | 10           | 2,155                |
| TOTALS    | 5,067            |             |      | 3,895        | 839,351              |

| EXTRA FEATURES |            |             |     |     |     |
|----------------|------------|-------------|-----|-----|-----|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L W |

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L W   |
|-----|------------|-------------|-----|-----|-------|
| 1   | 0510       | GARAGE WD-  | 0   | 100 | 20 15 |
| 2   | 0510       | GARAGE WD-  | 0   | 100 | 16 16 |
| 3   | 1126       | CB/STC 8"   | 0   | 100 | 180 1 |
| 4   | 0830       | FLAGSTONE   | 0   | 100 | 17 8  |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 0   |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 15 10 |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 23 26 |
|     |            |             |     |     |       |
|     |            |             |     |     |       |
|     |            |             |     |     |       |



\*\* This building has 16 Sub-Areas

121 N 6TH ST, FERNANDINA BEACH

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

| ADJ R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 17.50 | 17.50          | 100       | 1901    | 1901        | 3 | 20     | 1,050           |       |
| 35.00 | 35.00          | 100       | 1950    | 1950        | 3 | 20     | 1,792           |       |
| 8.00  | 8.00           | 100       | 1901    | 1901        | 3 | 20     | 288             |       |
| 12.00 | 12.00          | 100       | 1901    | 1901        | 3 | 20     | 326             |       |
| 10.00 | 10.00          | 100       | 2008    | 2008        | 3 | 88     | 12,012          |       |
| 6.50  | 6.50           | 100       | 1980    | 1980        | 3 | 30     | 293             |       |
| 6.50  | 6.50           | 100       | 1980    | 1980        | 3 | 30     | 1,166           |       |
|       |                |           |         |             |   |        |                 |       |
|       |                |           |         |             |   |        |                 |       |
|       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |  |  |  |  |  |  |  |  |  | TOTAL OB/XF |  |  |  |  |  |  |  |  |  | 16,927 |  |  |  |  |  |  |  |  |  |
|------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|
|------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|

|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|---|--------|---|-----|-----|------|-----|--------|--------|--------|----|--|------|------|------|----------|----------|---------|--|--|--|--|--|--|--|
| 1 | 000100 | C | RES | 100 | 0003 | R-2 | 200.00 | 100.00 | 200.00 | FF |  | 1.00 | 1.00 | 1.00 | 4,750.00 | 4,750.00 | 950,000 |  |  |  |  |  |  |  |
| 2 | 000100 | C | RES | 100 | 0003 | R-2 | 100.00 | 100.00 | 100.00 | FF |  | 1.00 | 1.00 | 1.00 | 4,750.00 | 4,750.00 | 475,000 |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |
|   |        |   |     |     |      |     |        |        |        |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 2  |  |  |  |  |  |  |  |  |  | 2         |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 843,853      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 16,927       |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 1,425,000    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 2,285,780    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 1,214,035    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 1,071,745    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722       |  |  |  |  |  |  |  |  |  | HX HB     |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 1,021,023    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 2,285,780    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 2,018,296    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |

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| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20111918   | REPAIR/RRF  | 1,000  | 10/24/2011 |
| 20071988   | H/AC        | 2,000  | 10/22/2007 |
| 20071221   | REMODEL     | 935    | 07/02/2007 |
| 20071199   | REMODEL     | 500    | 06/27/2007 |
| 20071133   | REMODEL     | 36,000 | 06/18/2007 |
| 20062092   | REMODEL     | 20,000 | 09/13/2006 |

| SALES DATA           |           |              |        |        |           |               |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2177/1667            | 2/15/2018 | WD           | Q      | I      | 01        | 1,250,000     |

|                               |  |           |  |    |   |   |    |  |   |
|-------------------------------|--|-----------|--|----|---|---|----|--|---|
| GRANTOR:DRESSLER GORDON A JR  |  |           |  |    |   |   |    |  |   |
| GRANTEE:STEWART MONTIETH H    |  |           |  |    |   |   |    |  |   |
| 2177/1665                     |  | 1/16/2018 |  | FJ | U | I | 11 |  | 0 |
| GRANTOR:CHADWICK LOUIS STEPHE |  |           |  |    |   |   |    |  |   |
| GRANTEE:CHADWICK JULIA BRAD   |  |           |  |    |   |   |    |  |   |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|--|

UOP=[YR=1993] W9 BAS=[YR=1993] W3N19 UOP=[YR=1993] N4W1  
STR=[YR=1993] N5W4S5E4\$ W4S4E5\$ W16S9 USP=[YR=1993] W6S13W9  
S1 STR=[YR=1993] W5S6E5N6\$ S7E15N21\$ S21W15 D4 L4  
S8FSP=[YR=1993] W7S22E12 FOP=[YR=1993] D8 R8 E9 U3 R3  
STR=[YR=1993] S7E10N7W10\$ E13 U7 R7 N16W10S16W10 L5 D5 W6 U5  
L5 L4 D2 \$ U2 R4 N16W5 U4 L4 \$ D4 R4 E5S16 R5 D5 E6 U5 R5  
E10N16E9N16 W6N11\$ S11E9N11\$ PTR=E20 FUS=[YR=1993] S8 D4 L4  
S8 D4 R4 UOP=[YR=1993] S16E5N16W5\$ E5S16 R5 D5 E6 U5 R5  
E2S2E6N2E2N16E9N16W6 N11W3N10W16 STR=[YR=1993] N26W4S26  
UOP=[YR=1993] W2S13E6N13W4\$E4\$ S13 W15\$ W20\$ PTR=N30  
USP=[YR=1993] E14 N7 FDU=[YR=1993] N7 FDU=[YR=1993] N10W14  
S10E14\$ W14S7E14\$ W14S7\$ S30\$.

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