



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
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	1,204	100	1993	1,204	154,519
FOP	373	30	1993	112	14,374
FUS	80	100	1993	80	10,267
FUS	838	100	1993	838	107,547
TOTALS	2,495			2,234	286,707

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0801	ASPHALT A	0	0	15	27	405.00	SF	3.00	3.00	100	1976	1976	3	50	608	
2	0825	BRICK	0	0	0	0	349.00	SF	12.50	12.50	100	1976	1976	3	66	2,879	
3	0819	CONC 12"	0	0	0	0	55.00	SF	9.50	9.50	100	1975	1975	3	25	131	
4	0830	FLAGSTONE	0	0	7	12	84.00	SF	12.00	12.00	100	1975	1975	3	25	252	
5	1126	CB/STC 8"	0	0	2	151	302.00	SF	8.00	8.00	100	1950	1950	3	20	483	
6	0810	CONCRETE A	0	0	0	0	194.00	SF	6.50	6.50	100	1976	1976	3	26	328	
7	0810	CONCRETE A	0	0	25	14	350.00	SF	6.50	6.50	100	1980	1980	3	30	683	
8	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1996	1996	3	20	216	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,234	116.7915	154.16	344,393	1900	1985	0	0	0	16.75
1 SNGL FAM - 0% - 0											
Heated Area: 2122											
HX Base Yr											
103 N 6TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/22/2025 MLU											

TOTAL OB/XF											
5,580											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,707	
TOTAL MARKET OB/XF VALUE		5,580	
TOTAL LAND VALUE - MARKET		475,000	
TOTAL MARKET VALUE		767,287	
SOH/AGL Deduction		58,997	
ASSESSED VALUE		708,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		708,290	
TOTAL JUST VALUE		767,287	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		678,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080864	H/AC	6,000	05/22/2008
011402	REPAIR/RRF	2,000	06/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0176	1/20/2021	WD	Q	I	01	695,100
GRANTOR: DAVIS MICHAEL B						
GRANTEE: FURMAN ASHLEY RIGGA						
1437/1808	8/18/2006	PR	Q	I	01	100
GRANTOR: DAVIS MICHAEL B P/R						
GRANTEE: DAVIS MICHAEL B						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W25 S16 L3 D3 S6 D3 R3 FOP=[YR=1993] W8S22 D4 R4 E29 N8W10 D3 L3 W6 U3 L3 W3N18\$ S18E3 R3 D3 E6 R3 U3 E10 N46\$ PTR=S14E15 FUS=[YR=1993] S3W1S11E1S18E3 R3 D3 E6 R3 U3 E10 N32W25\$ W15N14\$ PTR=E35 FUS=[YR=1993] N10W8S10E8\$W35 \$.		