

BLOCK 32 LOT 12
IN OR 978/1924
CITY OF FDNA BEACH

MEGER BRUCE E
213 N 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0032-0120



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																												
Exterior Wall	10	ABOVE AVG 100	0500	01	2,722	125.0304	197.55	537,731	2017	2017	0	0	0	3.00	97.00	2																												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2019												Heated Area: 2318																													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019																													
Interior Wall	05	DRYWALL 100																																										
Interior Floo	12	HARDWOOD 70																																										
Interior Floo	11	CLAY TILE 30																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		3 100																																										
Bathrooms		3.5 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	2.	2. 100																																										
Units		0 100																																										
Occupancy	00	NONE 100																																										
Quality			05	Quality Level 05																																								
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	864	100	2017	864	165,563																																							
FDG	400	60	2017	240	45,990																																							
FOP	126	30	2017	38	7,282																																							
FSP	270	40	2023	108	20,695																																							
FUS	400	100	2017	400	76,649																																							
FUS	1,054	100	2017	1,054	201,971																																							
STP	28	10	2017	3	575																																							
STR	72	10	2017	7	1,342																																							
STR	80	10	2017	8	1,533																																							
TOTALS	3,294			2,722	521,599																																							
EXTRA FEATURES						213 N 6TH ST, FERNANDINA BEACH												BLD DATE		LGL DATE		05/22/2025 MLU																						
																		XF DATE		LAND DATE																								
																		INC DATE		AG DATE																								
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	0855	CONC PAVER	0	100	0	0	803.00	SF	7.00	7.00	100	2017	2017	3	96	5,396																												
2	0855	CONC PAVER	0	100	0	0	778.00	SF	7.00	7.00	100	2017	2017	3	96	5,228																												
3	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00	7.00	100	2017	2017	3	96	645																												
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