



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	.2	N/A 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	133	100	2023	133	19,875
FGR	567	55	2023	312	46,625
FOP	120	30	2023	36	5,380
FST	30	55	2023	16	2,391
FST	30	55	2023	16	2,391
FUS	1,462	100	2023	1,462	218,480
STR	56	10	2023	6	896
TOTALS	2,398			1,981	296,038

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	1	0	0	0	848.00	SF	6.50	6.50	
2	0861	POOL GUNIT	1	0	0	0	126.00	SF	85.00	85.00	
3	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	
4	0910	SCRN RM L	1	0	20	15	300.00	SF	15.00	15.00	
5	0855	CONC PAVER	1	0	0	0	127.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,981	113.7780	150.19	297,526	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 0% - 2023 Heated Area: 1595 HX Base Yr											
323 N 6TH ST, FERNANDINA BEACH											
BLD DATE: 05/22/2025 MLU											

TOTAL OB/XF 23,528											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	1	0	0	0	848.00	SF	6.50	6.50	
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TOTAL OB/XF 23,528											
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1	000100	C	RES	0	0005	R-2	50.00	100.00	50.00	FF	

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		347,247	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		212,500	
SOH/AGL Deduction		TOTAL MARKET VALUE		583,275	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		TOTAL JUST VALUE		583,275	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				554,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/22/2023
20230312	911=14.5*20	0	06/06/2023
20222634	8*14 861	36,000	02/07/2023
20211086	NEW CONSTR	0	02/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2394/0070	9/18/2020	WD	Q	V	02	200,000	
GRANTOR: DUBOIS JERRY D							
GRANTEE: BELL JAMES & HELEN							
2188/1647	4/06/2018	WD	Q	V	05	229,800	
GRANTOR: CMR ISLAND PROPERTIES							
GRANTEE: TOWNSEND-DUBOIS SUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=2023;ORIG=52,10] W28 S10 W12 S41 E21 N20 E5 S1 E8 N1 E6 N8 W4 S1 W5 N6 N4 E9 N14 \$											
FOP=[YR=2023;ORIG=12,10] E12 S10 W12 N10 \$											
STR=[YR=2023;ORIG=43,24] E9 S9 W4 N5 W5 N4 \$											
FST=[YR=2023;ORIG=43,28] E5 S6 W5 N6 \$											
FST=[YR=2023;ORIG=120,10] W5 S6 E5 N6 \$											
BAS=[YR=2023;ORIG=120,16] E5 S7 W19 N7 E9 E5 \$											
FGR=[YR=2023;ORIG=106,23] S20 W21 N27 E21 S7 \$											

REVIEW DATE	06/28/2023	BY	TW	Total Acres: 0.00	Total Land Value: 212,500	Market: 0	Agricultural: 0	Common: 212,500	PRINTED 07/30/2025 BY SYS
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