BLOCK 34 N1/2 OF LOT 2 &
S1/2 OF LOT 3 IN OR 2201/891
DRAINAGE ESMT IN OR 2626-611

STUBITS STEPHEN D L/E/
218 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0034-0021

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

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
FGR	418	55	2021	230	34,517
FUS	418	100	2021	418	62,731
STR	68	10	2021	7	1,050
TOTALS	904			655	98,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	655	114.8400	151.59	99,291	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 418 HX Base Yr 2023

218 N 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,298
TOTAL MARKET OB/XF VALUE		8,722
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		319,520
SOH/AGL Deduction		30,036
ASSESSED VALUE		289,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,762
TOTAL JUST VALUE		319,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200863	CO ISSUED	0	09/02/2021
20200863	NEW CONSTR	0	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1822	7/05/2022	WD	U	I	11	100
GRANTOR: STUBITS STEPHEN D						
GRANTEE: DURKIN JESSICA L &						
2575/1820	7/05/2022	WD	Q	I	02	321,000
GRANTOR: GARDNER LEWIS B						
GRANTEE: STUBITS STEPHEN D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 STR=[YR=2021] W4 S17 E4 N17 $ S19 E22 N19 $ PTR= E30 FUS=[YR=2021] E22 S19 W22 N19 $ W30 $.

EXTRA FEATURES

LN	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	881.00	SF	10.00	10.00	100	2021	2021	3	99	8,722	

TOTAL OB/XF 8,722

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.50	4,250.00	2,125.00	212,500							

REVIEW DATE 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS