BLOCK 34 S1/2 OF LOT 4
IN OR 2175/994
CITY OF FDNA BEACH

WALTON DEBRA A & LAWRENCE F L/E/
228 N 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0034-0043

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

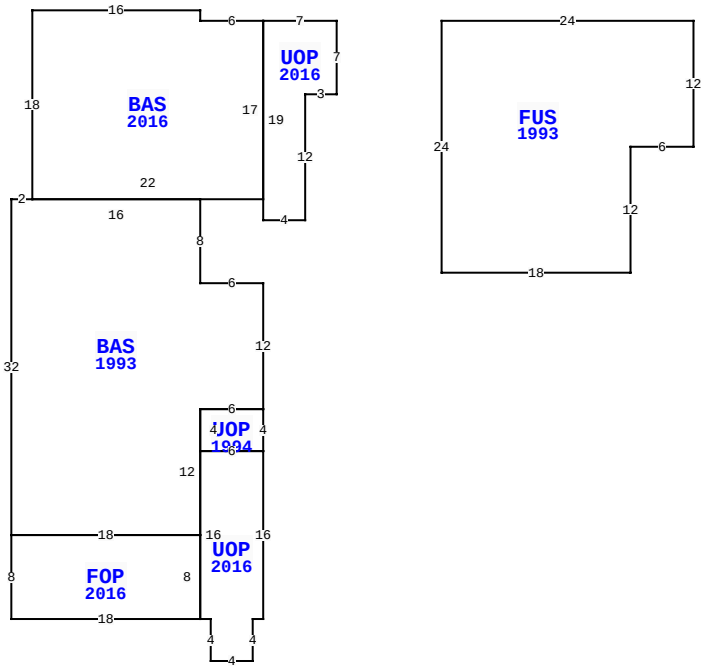
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	648	100	1993	648	72,555
BAS	390	100	2016	390	43,667
FOP	144	30	2016	43	4,815
FUS	504	100	1993	504	56,432
UOP	24	20	1994	5	560
UOP	97	20	2016	19	2,127
UOP	112	20	2016	22	2,464
TOTALS	1,919			1,631	182,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	126.1638	126.16	205,767	1900	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1542 HX Base Yr 2018



228 N 6TH ST, FERNANDINA BEACH

BLD DATE	12/12/2013 KK	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		182,618
TOTAL MARKET OB/XF VALUE		2,311
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		397,429
SOH/AGL Deduction		167,123
ASSESSED VALUE		230,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,584
TOTAL JUST VALUE		397,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161014	REMODEL	0	04/13/2016
20132371	PINE SIDE	10,000	10/09/2013
20111454	METAL SMALL RIB R	3,000	08/24/2011
20111424	REPLACE SIDING N	19,900	08/18/2011
20101563	REPLACE DUCTWORK	2,400	09/14/2010
20100867	80LF WOOD FENCE	1,800	05/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/0994	2/02/2018	QC	U	I	11	100
GRANTOR: WALTON DEBRA A						
GRANTEE: WALTON DEBRA A & LA						
2170/1058	1/09/2018	QC	U	I	11	100
GRANTOR: WALTON DEBRA A & LAWR						
GRANTEE: BOWER ERIC ET AL						

BUILDING NOTES

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	180.00	SF	7.00	7.00	100	2010	2010	3	90	1,134	
2	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	1960	1960	3	36.6	73	
3	0855	CONC PAVER	0	100	19	10	190.00	SF	7.00	7.00	100	2004	2004	3	83	1,104	

BUILDING DIMENSIONS

UOP=[YR=2016] W7 BAS=[YR=2016] W6 N1 W16 S18 BAS=[YR=1993] W2 S32 FOP=[YR=2016] S8 E18 UOP=[YR=2016] E1 S4 E4 N4 E1 N16 UOP=[YR=1994] N4 W6 S4 E6$ W6 S16$ N8 W18$ E18 N12 E6 N12 W6 N8 W16$ E22 N17$ S19 E4 N12 E3 N7 $ PTR=E10 FUS=[YR=1993] E24 S12 W6 S12W18 N24$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 2,311

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 11/21/2022 BY TWX Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS