

BLOCK 35 LOT 1 &
W'LY 14.23 FT OF LOT 8
PT OR 1527/1276

KAVANAUGH ELWIN C III
102 N 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0035-0010



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	PD	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	10	ABOVE AVG 100	0500	01	2,536	113.2800	178.98	453,893	1904	1990	0	0	110	15.50	110.00	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 1946															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008															
Interior Wall	03	PLASTER 100																													
Interior Floo	12	HARDWOOD 100																													
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			03	Quality Level 03																											
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	980	100	1993	980	192,940																										
FDG	506	60	2008	304	59,851																										
FEP	312	80	2008	250	49,220																										
FOP	89	30	2008	27	5,315																										
FUS	966	100	1993	966	190,185																										
STR	40	10	2008	4	788																										
STR	54	10	2008	5	985																										
TOTALS			2,947		2,536	499,282																									
EXTRA FEATURES						102 N 6TH ST, FERNANDINA BEACH																									
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	0810	CONCRETE A	0	100	92	12	1,104.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,552															
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420															
3	0858	SCULP CONC	0	100	67	3	162.00	SF	13.00	13.00	100	2005	2005	3	96	2,022															
4	0810	CONCRETE A	0	100	37	7	259.00	SF	6.50	6.50	100	1960	1960	3	20	337															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	100.00	100.00	114.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	541,500														
REVIEW DATE 03/10/2020 BY DJX Total Acres: 0.00 Total Land Value: 541,500 Market: 0 Agricultural: 0 Common: 541,500 PRINTED 07/30/2025 BY SYS																															