BLK 35 LOTS 2,7 & PT OF LOT 6
IN OR 1740/805
CITY OF FDNA BEACH S/D OF

KAVANAUGH WILLIAM H & ANNE B
112 N 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0035-0020

BUILDING CHARACTERISTICS

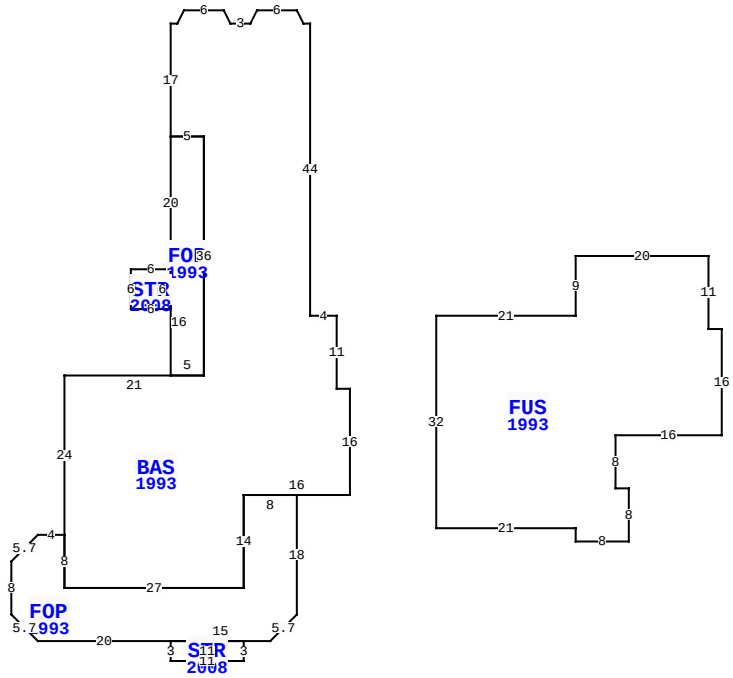
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	01	Quality Level 01
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	2,145	100	1993	2,145	463,217
FOP	180	30	1993	54	11,661
FOP	496	30	1993	149	32,177
FUS	1,356	100	1993	1,356	292,831
STR	33	10	2008	3	648
STR	36	10	2008	4	864
TOTALS	4,246			3,711	801,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	3,711	124.2540	196.32	728,544	1859	1990	0	0	110	15.50	110.00

1 SFR CUST – 100% - 0 Heated Area: 3501 HX Base Yr



112 N 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		854,194
TOTAL MARKET OB/XF VALUE		37,120
TOTAL LAND VALUE - MARKET		579,500
TOTAL MARKET VALUE		1,470,814
SOH/AGL Deduction		1,170,050
ASSESSED VALUE		300,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,042
TOTAL JUST VALUE		1,470,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,336,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	REPL SIDNG	7,500	05/30/2024
20051835	REPAIR/RRF	1,000	05/24/2005
20051400	CHNGE SRVC	1,000	03/14/2005
20051392	REMODEL	2,000	03/10/2005
3966	REPAIR/RRF	4,000	11/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/0805	5/25/2011	QC	U	I	37	100
GRANTOR: KNIGHT ROLAND K & CHA						
GRANTEE: KAVANAUGH WILLIAM B						
0274/0318	9/01/1978	WD	U	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N44 W1 L1 U2 W6 D2 L1 W3 L1 U2 W6 D2 L1 W1 S17 FOP=[YR=1993] S20 STR=[YR=2008] W6 S6 E6 N6 $ S16 E5 N36 W5 $ E5 S36 W21 S24 FOP=[YR=1993] W4 L4 D4 S8 D4 R4 E20 STR=[YR=2008] S3 E11 N3 W11 $ E15 R4 U4 N18 W8 S14 W27 N8 $ S8 E27 N14 E16 N16 W2 N11 $ PTR= E15 FUS=[YR=1993] E21 N9 E20 S11 E2 S16 W16 S8 E2 S8 W8 N2 W21 N32 $ W15 $.

EXTRA FEATURES

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	0825	BRICK	0	100	0	0	308.00	SF	12.50	12.50	100	1987	1987	3	82	3,157	
2	0861	POOL GUNIT	0	100	40	21	840.00	SF	85.00	85.00	100	1987	1987	3	20	14,280	
3	0845	KOOL DECK	0	100	0	0	850.00	SF	7.25	7.25	100	1987	1987	3	49.5	3,050	
4	0825	BRICK	0	100	0	0	1,180.00	SF	12.50	12.50	100	1987	1987	3	82	12,095	
5	1127	BRICK 8"	0	100	0	0	305.00	SF	11.00	11.00	100	1987	1987	3	82	2,751	
6	0810	CONCRETE A	0	100	27	10	270.00	SF	6.50	6.50	100	1980	1980	3	30	527	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	

LAND DESCRIPTION

TOTAL OB/XF 37,120

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-2	100.00	200.00	100.00	FF		1.00	1.00	1.22	4,750.00	5,795.00	579,500							

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 579,500 Market: 0 Agricultural: 0 Common: 579,500 PRINTED 07/30/2025 BY SYS

BLK 35 LOTS 2,7 & PT OF LOT 6
IN OR 1740/805
CITY OF FDNA BEACH S/D OF

KAVANAUGH WILLIAM H & ANNE B
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FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0035-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

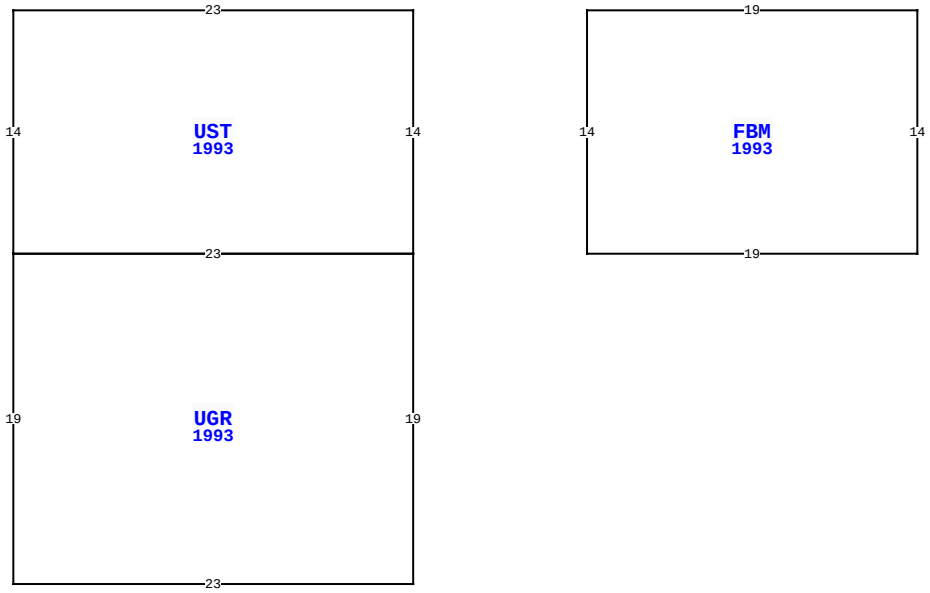
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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
FBM	266	80	1993	213	20,263
UGR	437	45	1993	197	18,740
UST	322	45	1993	145	13,794
TOTALS	1,025			555	52,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	555	115.2800	115.28	63,980	1987	1987	0	0	0	17.48	82.52

2 SINGLE FAM – 100% - 0 Heated Area: 213 HX Base Yr



112 N 6TH ST, FERNANDINA BEACH

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XF DATE		LAND DATE	05/22/2025 MLU
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PREVIOUS YEAR MKT VALUE		1,336,750

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GRANTOR: KNIGHT ROLAND K & CHA						
GRANTEE: KAVANAUGH WILLIAM B						
0274/0318	9/01/1978	WD	U	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W23 S14 UGR=[YR=1993] S19 E23 N19 W23 $ E23 N14 $ PTR= E10 FBM=[YR=1993] E19 S14 W19 N14 $ W10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.00 Total Land Value: 579,500 Market: 0 Agricultural: 0 Common: 579,500 PRINTED 07/30/2025 BY SYS