BLOCK 37 LOT N1/2 OF 2
CITY OF FDNA BEACH

POSTMA REBECCA B & FRANK B
12 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0037-0021

BUILDING CHARACTERISTICS

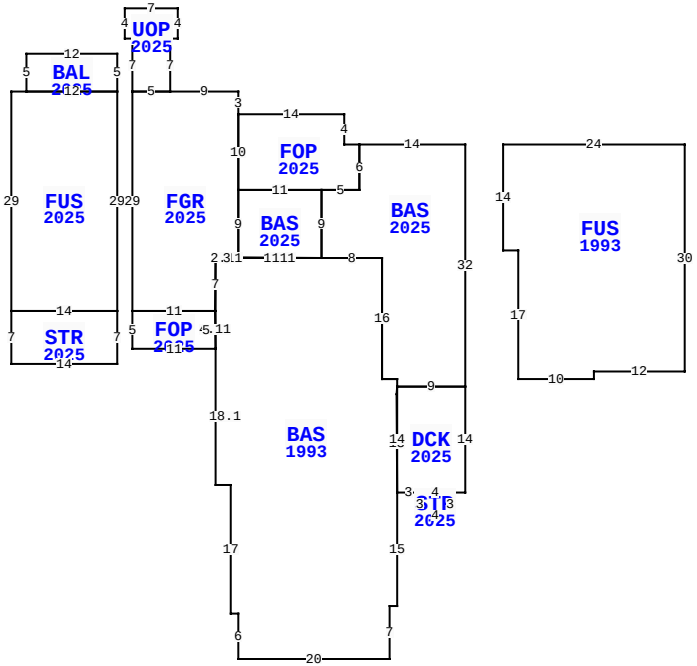
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2025	9	1,538
BAS	1,182	100	1993	1,182	201,955
BAS	99	100	2025	99	16,915
BAS	440	100	2025	440	75,178
DCK	126	10	2025	13	2,221
FGR	385	55	2025	212	36,222
FOP	55	30	2025	16	2,734
FOP	152	30	2025	46	7,859
FUS	698	100	1993	698	119,260
FUS	406	100	2025	406	69,369
TOTALS	3,776			3,145	537,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	3,145	98.5320	155.68	489,614	1920	1995	0	100	109.75	21.75	109.75

1 SFR CUST - 100% - 2022 Heated Area: 2825 HX Base Yr 2022



** This building has 13 Sub-Areas

12 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		537,351
TOTAL MARKET OB/XF VALUE		18,992
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		856,343
SOH/AGL Deduction		70,865
ASSESSED VALUE		785,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		734,756
TOTAL JUST VALUE		856,343
NCON VALUE		208,965
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-2384	861-92SF 871-1	50,000	08/05/2022
2022-1976	REMODEL	220,205	03/31/2022
20220088	DEMO FGR	0	01/14/2022
20091256	REMODEL	300	09/17/2009
20052630	DEMOLITION	1,000	09/08/2005
20052499	REPAIR/RRF	6,000	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0931	2/26/2021	WD	Q	I	02	725,000
GRANTOR: MCDANIEL MARLA J & GA						
GRANTEE: POSTMA REBECCA B &						
0833/0381	5/08/1998	WD	Q	I		135,000
GRANTOR: COURSON CHARLES ALLEN						
GRANTEE: MCDANIEL MARLA J						

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	0810	CONCRETE A	0	100	5	11	55.00	SF	6.50	6.50	100	1960	1960	3	20	72	
3	0855	CONC PAVER	0	100	0	0	1,110.00	SF	10.00	10.00	100	2025	2024		100	11,100	
4	0861	POOL GUNIT	0	100	0	0	92.00	SF	85.00	85.00	100	2025	2024		100	7,820	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 N16 W8 U0.1L11.1 D0.1L2.11 D7L0.1
D4.11R0.1 S18.1 E2 S17 E1 S6 E20 N7 E1 N15 U13L0.1 U1R0.1 $
FUS=[YR=1993;ORIG=14,-31] E24 S30 W12 S1 W10 N17 W2 N14 $
BAS=[YR=2025;ORIG=-2,0] E2 S1 E9 N32 W14 S6 W5 S9 E8 S16 $
FUS=[YR=2025;ORIG=-37,-38] S29 W14 N29 E2 E12 $
FGR=[YR=2025;ORIG=-21,-35] S10 S9 W3 S7 W11 N29 E5 E9 S3 $
FOP=[YR=2025;ORIG=-21,-25] E11 E5 N6 W2 N4 W14 S10 $
DCK=[YR=2025;ORIG=0,1] E9 S14 W2 W4 W3 N14 $
BAS=[YR=2025;ORIG=-10,-25] W11 S9 E11 N9 $
STR=[YR=2025;ORIG=-51,-9] E14 S7 W14 N7 $
UOP=[YR=2025;ORIG=-35,-38] E5 N7 E1 N4 W7 S4 E1 S7 $
BAL=[YR=2025;ORIG=-49,-38] N5 E12 S5 W12 $

LAND DESCRIPTION

TOTAL OB/XF 18,992

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 06/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS