BLOCK 37 LOT S1/2 OF 3
CITY OF FDNA BEACH

MCCOY BRETT PAUL & NATALIE DIANE
22 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0037-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

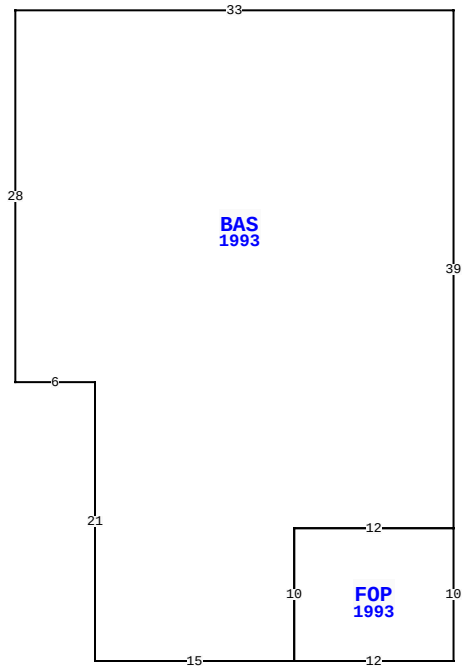
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	159,523
FOP	120	30	1993	36	4,189
TOTALS	1,491			1,407	163,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,407	100.8800	159.39	224,262	1930	1985	0	0	0	27.00	73.00

1 SFR CUST – 0% - 0 Heated Area: 1371 HX Base Yr



22 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,711
TOTAL MARKET OB/XF VALUE	9,579
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	473,290
SOH/AGL Deduction	91,202
ASSESSED VALUE	382,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,088
TOTAL JUST VALUE	473,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070300	H/AC	0	02/20/2007
19984470	REROOF W/SHINGLES	1,500	11/02/1998
19983963	NEW FRONT PORCH	3,500	07/06/1998
19983796	FENCE/DRIVEWAY/RO	0	05/28/1998
4400	REPAIRS	300	07/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1884	4/16/2025	WD	Q	I	01	675,000
GRANTOR: KDMBMC LLC						
GRANTEE: MCCOY BRETT PAUL &						
2334/0904	12/04/2019	WD	U	I	11	100
GRANTOR: MCCOY KEVIN P & DANA						
GRANTEE: KDMBMC LLC						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1930	1930	3	20	700	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1930	1930	3	20	416	
3	0511	GARAGE CB-	0	0	16	19	304.00	SF	40.00	40.00	100	1980	1980	3	30	3,648	
4	0835	QUARY TILE	0	0	4	5	20.00	SF	10.00	10.00	100	2003	2003	3	82	164	
5	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	1992	1992	3	62	564	
6	0810	CONCRETE A	0	0	3	14	42.00	SF	6.50	6.50	100	1992	1992	3	62	169	
7	0810	CONCRETE A	0	0	10	29	290.00	SF	6.50	6.50	100	1998	1998	3	73	1,376	
8	0858	SCULP CONC	0	0	10	35	350.00	SF	6.50	6.50	100	1998	1998	3	92	2,093	
9	0858	SCULP CONC	0	0	3	25	75.00	SF	6.50	6.50	100	1998	1998	3	92	449	

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S28 E6 S21 E15 FOP=[YR=1993] E12 N10 W12 S10 $ N10 E12 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 9,579

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS