BLOCK 38 LOT S1/2 OF 3
IN OR 2077/1499
CITY OF FDNA BEACH

HASKETT JEFFERY L TRUST/HASKETT JEFFREY L TRUSTEE
3948 RIVERVIEW DR
COLUMBUS, OH 43221

2025

00-00-31-1800-0038-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

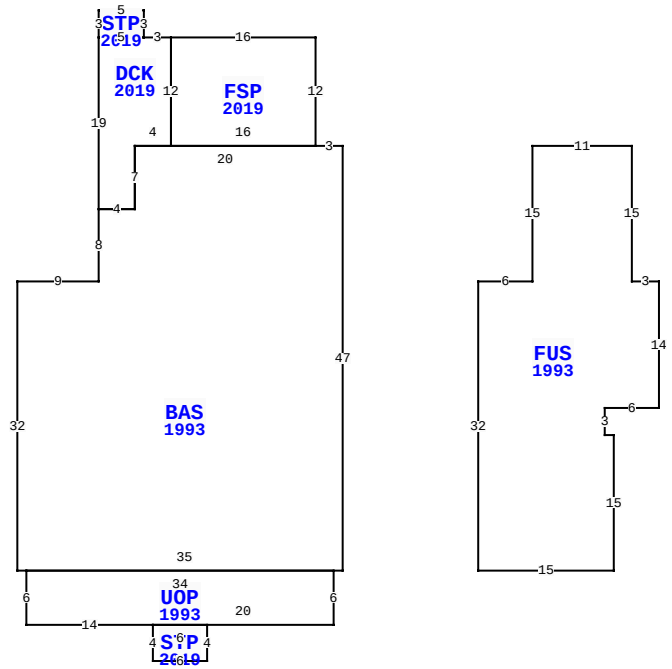
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	1993	1,529	199,092
DCK	124	10	2019	12	1,563
FSP	192	40	2019	77	10,026
FUS	712	100	1993	712	92,710
STP	15	10	2019	2	261
STP	24	10	2019	2	261
UOP	204	20	1993	41	5,339
TOTALS	2,800			2,375	309,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,375	118.8495	156.88	372,590	1910	1990	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 0 Heated Area: 2241 HX Base Yr



122 S 6TH ST, FERNANDINA BEACH

BLD DATE		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	309,250
TOTAL MARKET OB/XF VALUE	5,502
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	552,252
SOH/AGL Deduction	73,388
ASSESSED VALUE	478,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,864
TOTAL JUST VALUE	552,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0521	KITCHEN RENOVATIO	20,000	09/24/2024
20183696	FSP/DECK	19,544	10/25/2018
20012008	DRIVEWAY	0	09/10/2001
101543	REMODEL	6,000	11/21/1996
10030	REPAIR/RRF	2,800	09/12/1996
8930	REPAIR/RRF	1,000	03/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1499	9/29/2016	WD	U	I	11	100
GRANTOR: HASKETT JEFFERY L						
GRANTEE: HASKETT JEFFREY L T						
0765/0548	7/16/1996	WD	Q	I		50,000
GRANTOR: JOHNSON GRACE S						
GRANTEE: HASKETT JEFFERY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=2019] N12 W16 DCK=[YR=2019] W3 STP=[YR=2019] N3 W5 S3 E5 $ W5 S19 E4 N7 E4 N12$ S12 E16 $ W20 S7 W4 S8 W9 S32 E1 UOP=[YR=1993] S6 E14STP=[YR=2019] S4 E6 N4 W6$ E20 N6 W34 $ E35 N47 $ PTR= E15S15 FUS=[YR=1993] E6 N15 E11 S15 E3 S14 W6 S3 E1 S15 W15 N32 $N15W15 $.

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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	2,640	
2	0825	BRICK	0	0	0	0	80.00	SF	12.50	12.50	100	2019	2019	3	99	990	
3	0855	CONC PAVER	0	0	0	0	193.00	SF	10.00	10.00	100	2019	2019	3	97	1,872	

LAND DESCRIPTION

TOTAL OB/XF 5,502

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 07/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS