BLOCK 39 N55'OF W 95' OF LOT 1
& S1.3' OF E12' OF W95' OF
LOT 1 (EX S3' OF W42' OF N55'

FOXWORTH FORREST & VIRGINIA
204 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0039-0011

BUILDING CHARACTERISTICS

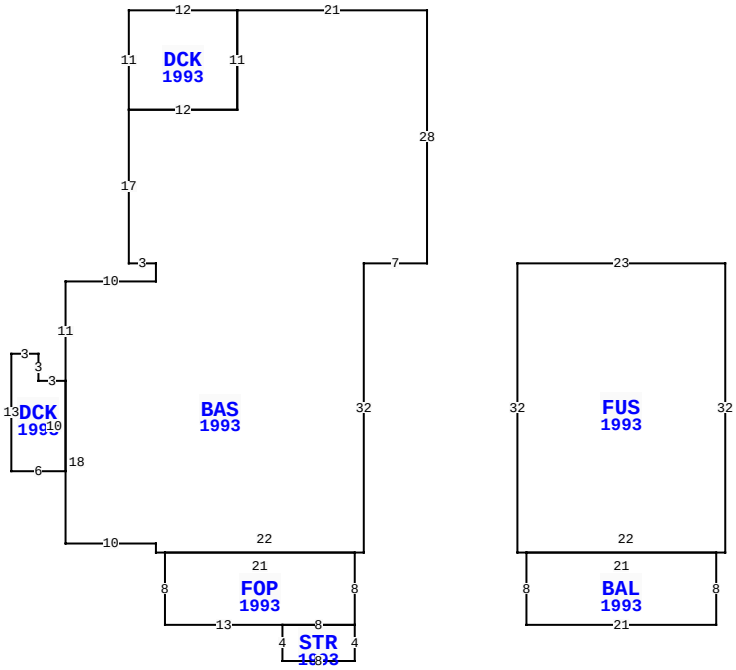
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	168	15	1993	25	4,356
BAS	1,818	100	1993	1,818	316,743
DCK	69	10	1993	7	1,220
DCK	132	10	1993	13	2,265
FOP	168	30	1993	50	8,711
FUS	736	100	1993	736	128,231
STR	32	10	1993	3	523
TOTALS	3,123			2,652	462,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,652	136.3066	215.36	571,135	1900	1990	0	0	0	19.10	80.90

1 SFR CUST – 100% - 2023 Heated Area: 2554 HX Base Yr 2023



204 S 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 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,048
TOTAL MARKET OB/XF VALUE		4,823
TOTAL LAND VALUE - MARKET		250,562
TOTAL MARKET VALUE		717,433
SOH/AGL Deduction		43,084
ASSESSED VALUE		674,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		623,627
TOTAL JUST VALUE		717,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122166	REPLACE WINDOW	400	10/19/2012
20120873	STOCKADE FENCE	0	05/15/2012
20120742	REMODEL	800	04/27/2012
20120716	REPLACE WINDOW	1,000	04/24/2012
20120703	REMODEL BATH	1,200	04/23/2012
20120694	REMOVE EXT SIDING	300	04/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0325	2/10/2022	WD	Q	I	02	800,000
GRANTOR: WINTER DEBRA & RONALD						
GRANTEE: FOXWORTH FOREST & V						
1770/1169	12/22/2011	WD	Q	I	01	240,000
GRANTOR: YOUNG GEORGE D & KATH						
GRANTEE: WINTER DEBRA & RONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 DCK=[YR=1993] W12 S11 E12 N11$ S11 W12 S17 E3 S2 W10 S11 DCK=[YR=1993] W3 N3 W3 S13 E6 N10$ S18 E10S1E1 FOP=[YR=1993] S8 E13 STR=[YR=1993] S4 E8 N4 W8$ E8 N8 W21$ E22 N32 E7N28$ PTR=S28 E10 FUS=[YR=1993] S32E1 BAL=[YR=1993] S8 E21N8W21$ E22N32W23$ W10N28$.

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	0510	GARAGE WD-	0	100	31	10	310.00	SF	35.00	35.00	100	1950	1950	3	20	2,170	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1950	1950	3	20	98	
3	0810	CONCRETE A	0	100	12	13	156.00	SF	6.50	6.50	100	1960	1960	3	20	203	
4	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	100	2000	2000	3	77	2,352	

LAND DESCRIPTION

TOTAL OB/XF 4,823

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	R-2	55.00	95.00	52.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	247,000							
2	000100	C	RES	100	0003	R-2	3.00	53.00	3.00	FF		1.00	1.00	0.25	4,750.00	1,187.50	3,562							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,562 Market: 0 Agricultural: 0 Common: 250,562 PRINTED 07/30/2025 BY SYS