



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
BAL	60	15	2015	9	1,817
BAS	1,555	100	1993	1,555	314,057
BAS	70	100	1998	70	14,137
FUS	426	100	1993	426	86,038
FUS	465	100	1998	465	93,914
UOP	256	20	1993	51	10,300
UOP	60	20	2015	12	2,423
UST	24	45	1993	11	2,222

TOTALS	2,916			2,599	524,909
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	17	20	340.00	SF	38.50	38.50	
2	0810	CONCRETE A	0	100	80	4	320.00	SF	6.50	6.50	
3	0825	BRICK	0	100	8	12	96.00	SF	12.50	12.50	
4	0825	BRICK	0	100	0	0	180.00	SF	12.50	12.50	
5	0825	BRICK	0	100	0	0	310.00	SF	12.50	12.50	
6	1076	TRELLIS A	0	100	20	5	100.00	SF	3.75	3.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0900	01	2,599	111.8880	147.69	383,846	1897	1897	0	136.75	38.75	136.75
1 SNGL FAM - 100% - 2016 Heated Area: 2516 HX Base Yr 2016											
212 S 6TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						524,909					
TOTAL MARKET OB/XF VALUE						10,481					
TOTAL LAND VALUE - MARKET						237,500					
TOTAL MARKET VALUE						772,890					
SOH/AGL Deduction						369,188					
ASSESSED VALUE						403,702					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						352,980					
TOTAL JUST VALUE						772,890					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						707,747					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121675	RE - ROOF	3,500	08/16/2012
20121622	H/AC	3,500	08/09/2012
20121275	H/AC	5,000	06/27/2012
984285	BATHROOM ADDITION	0	09/15/1998
984204	PLUMBING FOR RESI	0	08/24/1998
984033	REMODEL	53,000	01/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2002/0436	8/27/2015	WD	Q	I	02	485,000			
GRANTOR: CLARK FRANCES &									
GRANTEE: GRANTHAM JAMES HOLM									
0821/0218	1/30/1998	WD	U	I		127,000			
GRANTOR: ALLAN ANDREW JOHN & L									
GRANTEE: CLARK FRANCES & PAT									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1998] W7 BAS=[YR=1993] N13 UOP=[YR=2015] N5 W12 S5 E12\$ W20 UST=[YR=1993] N8 W3 S8 E3 \$ W3 N8 W6 S17 E4 S42 UOP=[YR=1993] S8 E32 N8 W32 \$ E32 N28 W7 N10 \$ S10 E7 N10 \$ PTR= E20 FUS=[YR=1998] E3 N5 E1 BAL=[YR=2015] N5 E12 S5 W12\$ E12 S30 FUS=[YR=1993] E7 S13 W11S2 W5 N2 W16 N13 E25 \$ W16 N25\$ W20 \$.											