

BLOCK 126 LOT 13
IN OR 1948/14
CITY OF FDNA BEACH

FRAGANO JOSEPH E & MARY GRACE
P O BOX 441
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0126-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	982	100	1993	982	137,648
FOP	184	30	2001	55	7,709
FSP	150	40	2001	60	8,410
FUS	736	100	1993	736	103,166
UOP	184	20	1993	37	5,187

TOTALS	2,236			1,870	262,120
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	1,000.00
2	0825	BRICK	0	100	7	8	56.00	SF	6.25
3	1242	WD DECK A	0	100	3	8	24.00	SF	10.00
4	1242	WD DECK A	0	100	8	4	32.00	SF	11.00
5	0851	PATIO STON	0	100	0	0	102.00	SF	1.50
6	0810	CONCRETE A	0	100	11	18	198.00	SF	6.50

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,870	123.4800	162.99	304,791	1900	1995	0	0	0	14.00	86.00	
1 SNGL FAM - 100% - 2020													
Heated Area: 1718													
HX Base Yr 2020													

FSP 2001

BAS 1993

UOP 1993

FUS 1993

FOP 2001

309 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1.00	UT	1,000.00	1,000.00	100	1950	1950	3	20	200	
2	0825	BRICK	0	100	7	8	56.00	SF	6.25	6.25	100	2001	2001	3	94	329	
3	1242	WD DECK A	0	100	3	8	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
4	1242	WD DECK A	0	100	8	4	32.00	SF	11.00	11.00	100	2001	2001	3	20	70	
5	0851	PATIO STON	0	100	0	0	102.00	SF	1.50	1.50	100	2001	2001	3	79	121	
6	0810	CONCRETE A	0	100	11	18	198.00	SF	6.50	6.50	100	1992	1992	3	62	798	

TOTAL OB/XF													1,566	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										262,120	
TOTAL LAND VALUE - MARKET										237,500	
TOTAL MARKET VALUE										501,186	
SOH/AGL Deduction										270,464	
ASSESSED VALUE										230,722	
TOTAL EXEMPTION VALUE										HX HB SX	
BASE TAXABLE VALUE										130,000	
TOTAL JUST VALUE										501,186	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										451,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011136	H/AC	2,000	07/13/2011
20012273	CHNGE SRVC	0	10/17/2001
20012108	RE-ROOF	0	09/24/2001
20012061	PLUMBING REMODEL	0	09/17/2001
20011901	H/AC	0	08/21/2001
20111902	REWIRE UPSTAIRS &	0	08/21/2001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111136	H/AC	2,000	07/13/2011
20012273	CHNGE SRVC	0	10/17/2001
20012108	RE - ROOF	0	09/24/2001
20012061	PLUMBING REMODEL	0	09/17/2001
20011901	H/AC	0	08/21/2001
20111902	REWIRE UPSTAIRS &	0	08/21/2001

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W1 N18 W13 FSP=[YR=2001] W9 S18 E8 N12 E1 N6 \$ S6 W1 S12 W8 S32 UOP=[YR=1993] S8 E23 N8 W23 \$ E23 N32 \$ PTR= E10 FUS=[YR=1993] E23 S32 FOP=[YR=2001] S8 W23 N8 E23 \$ W23 N32 \$ W10 \$.									