

BLOCK 126 LOTS N 40 FT OF
14 & 15
IN OR 2112/1007

HALL STEPHEN LUTHER & SUSAN JELLISON
301 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0126-0141



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2006	9	2,281
BAS	995	100	1993	995	252,123
BAS	209	100	2006	209	52,959
FOP	35	30	2006	10	2,534
FOP	152	30	2006	46	11,656
FSP	126	40	2011	50	12,669
FST	75	55	2006	41	10,388
FUS	345	100	2006	345	87,420
SFB	240	80	2006	192	48,651
STR	12	10	2006	1	253
TOTALS	2,441			1,966	498,164

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	33	15	495.00	SF	6.50	6.50
4	0866	POOL FIBER	0 100	15	6	90.00	SF	72.00	72.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0810	CONCRETE A	0 100	0	0	500.00	SF	7.09	7.09

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	0006	R-2	40.00	100.00	40.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0900	01	1,966	128.8308	170.06	334,338	1900	2000	0	0	149	12.00
1 SNGL FAM - 100% - 2022 Heated Area: 1741 HX Base Yr 2022											
** This building has 12 Sub-Areas											

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

TOTAL OB/XF											
9,746											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						498,164					
TOTAL MARKET OB/XF VALUE						9,746					
TOTAL LAND VALUE - MARKET						190,000					
TOTAL MARKET VALUE						697,910					
SOH/AGL Deduction						292,012					
ASSESSED VALUE						405,898					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						355,176					
TOTAL JUST VALUE						697,910					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						641,885					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062216	GAS	350	09/22/2006
20061391	H/AC	5,000	06/20/2006
20061392	REMODEL	8,000	06/20/2006
20060704	OTHER	5,000	04/04/2006
20060263	REMODEL	100	02/02/2006
20060018	ADDITION	150,000	01/04/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2112/1007	4/07/2017	WD	Q	I	02	480,000	
GRANTOR: HENDERSON SUSAN & MIC							
GRANTEE: HALL STEPHEN LUTHER							
0929/1635	4/27/2000	WD	U	I	07	100	
GRANTOR: KINNEY WILLIAM C & MO							
GRANTEE: SPINO MICHAEL A & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 FOP=[YR=2006] NSW7S5E7\$ W4 BAS=[YR=2006] W13 S4W2S7E2S4E13 N15\$ S15W13 S32E22 FSP=[YR=2011] E6 N16 STR=[YR=2006] E3N4W3S4\$N5W6S21\$ N21E6N26\$ PTR=E15 FST=[YR=2006] E5 FUS=[YR=2006] E23S15W23N15\$S15W5N15\$ W15\$ PTR=N20W8 FOP=[YR=2006] N8 UST=[YR=2006] N7W20S7E20\$W20S6E4S2 E16\$ E8S20\$ PTR=N35E15 BAL=[YR=2006] E4 SFB=[YR=2006] E16S15W16 N15\$S15STR=[YR=2006] S13W4N13 E4\$W4 N15\$W15S35\$.									