

BLOCK 127 S1/2 OF LOT 2
IN OR 1347/1
CITY OF FDNA BEACH

KEY ANNE
316 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0127-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	994	100	1993	994	141,740
FOP	26	30	1993	8	1,140
FOP	279	30	1993	84	11,978
FUS	702	100	1993	702	100,102
TOTALS	2,001			1,788	254,961

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	
3	0825	BRICK	0	100	14	14	196.00	SF	5.00	5.00	
4	0825	BRICK	0	100	8	8	64.00	SF	9.38	9.38	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	122.7600	162.04	289,728	1879	2000	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2006											
Heated Area: 1696											
HX Base Yr 2006											

BAS
1993

FOP
1993

FUS
1993

316 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	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		254,961	
TOTAL MARKET OB/XF VALUE		2,151	
TOTAL LAND VALUE - MARKET		237,500	
TOTAL MARKET VALUE		494,612	
SOH/AGL Deduction		258,785	
ASSESSED VALUE		235,827	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		185,105	
TOTAL JUST VALUE		494,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130348	REPLACE WATER HEA	750	02/21/2013
20101245	H/AC	2,000	07/29/2010
20081642	REPAIR SHED	700	10/31/2008
20040935	REROOF W/50YR SHN	0	05/20/2004
2003770	PICKET FENCE	685	08/21/2000
7822	REMODEL	5,000	07/27/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/0001	9/02/2005	WD	Q	I		345,000	
GRANTOR: ROWLETT DAVID A & PAT							
GRANTEE: KEY ANNE							
1186/1210	11/05/2003	WD	Q	I		262,500	
GRANTOR: WALL STEPHEN C & TRAC							
GRANTEE: ROWLETT DAVID A & P							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FOP=[YR=1993] N4 W5 D4 L3 E8\$ W8 R3 U4 N6 U4 L3 W2 N8 W20 S38 FOP=[YR=1993] S9 E31 N9 W31\$ E31 N16\$ PTR=E10N14 FUS=[YR=1993] E22 R3 D4 S6 D4 L3 S16 W5 S1 W12 N1 W5 N30\$S14W10 \$.											