BLOCK 127 S45 FT OF LOT 3
IN OR 2418/1417
CITY OF FDNA BEACH

LOPER JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0127-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

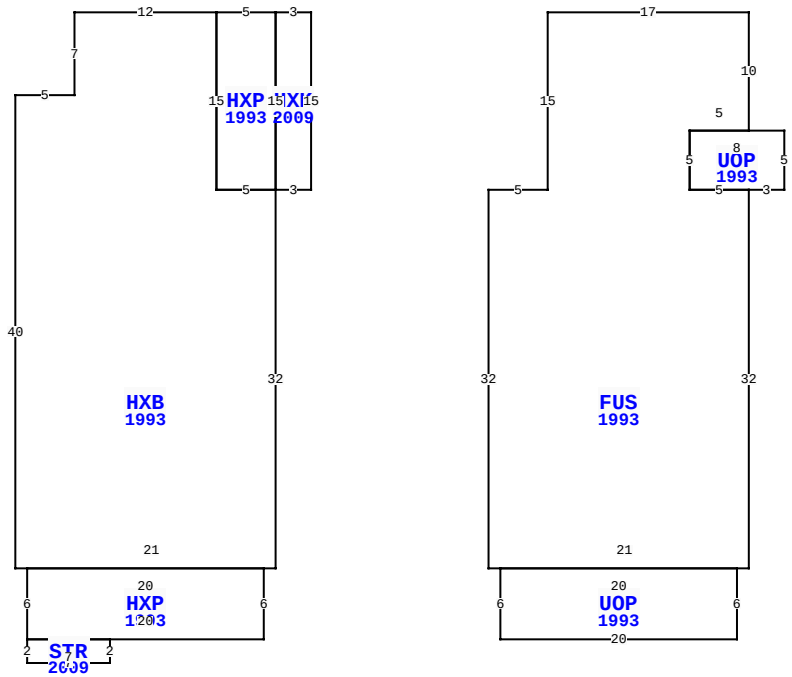
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	934	100	1993	934	225,966
HXB	924	100	1993	924	223,546
HXK	45	10	2009	4	968
HXP	75	30	1993	22	5,323
HXP	120	30	1993	36	8,709
STR	14	10	2009	1	242
UOP	40	20	1993	8	1,935
UOP	120	20	1993	24	5,807
TOTALS	2,272			1,953	472,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2700	11	1,953	149.9253	197.90	386,499	1900	1900	0	122.25		38.25	122.25

1 DUPLEX – 100% - 2021 Heated Area: 1858 HX Base Yr 2021



322 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		472,495
TOTAL MARKET OB/XF VALUE		28,383
TOTAL LAND VALUE - MARKET		213,750
TOTAL MARKET VALUE		714,628
SOH/AGL Deduction		361,764
ASSESSED VALUE		352,864
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		297,142
TOTAL JUST VALUE		714,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190435	SWIM POOL	0	07/12/2019
7452	REPAIR/RRF	2,500	12/09/1992
7228	REMODEL	4,000	07/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1417	12/18/2020	WD	Q	I	01	515,000
GRANTOR: LEE ANDREA RUTH						
GRANTEE: LOPER JAMES						
2144/0172	8/30/2017	WD	Q	I	01	375,000
GRANTOR: IRA STEWART B &						
GRANTEE: LEE ANDREA RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

HXK=[YR=2009] W3 HXP=[YR=1993] W5 HXB=[YR=1993] W12 S7 W5 S40 E1 HXP=[YR=1993] S6 STR=[YR=2009] S2E7N2W7$E20 N6 W20$ E21 N32 W5 N15$ S15 E5 N15$S15 E3N15$ PTR= E20 FUS=[YR=1993] S15W5 S32E1 UOP=[YR=1993] S6E20N6W20$ E21 N32 UOP=[YR=1993] E3N5W8S5E5$ W5N5E5 N10W17$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
2	0810	CONCRETE A	0	100	0	0	1,245.00	SF	6.50	6.50	100	1992	1992	3	62	5,017	
3	0861	POOL GUNIT	0	100	0	0	203.00	SF	85.00	85.00	100	2019	2019	3	87	15,012	
4	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2019	2019	3	97	7,954	

LAND DESCRIPTION

TOTAL OB/XF 28,383

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		R-2	45.00	100.00	45.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	213,750							

REVIEW DATE 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 07/30/2025 BY SYS