BLOCK 136 W1/2 OF LOT 1
CITY OF FDNA BEACH

REA PAMELA R L/E/
602 DATE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

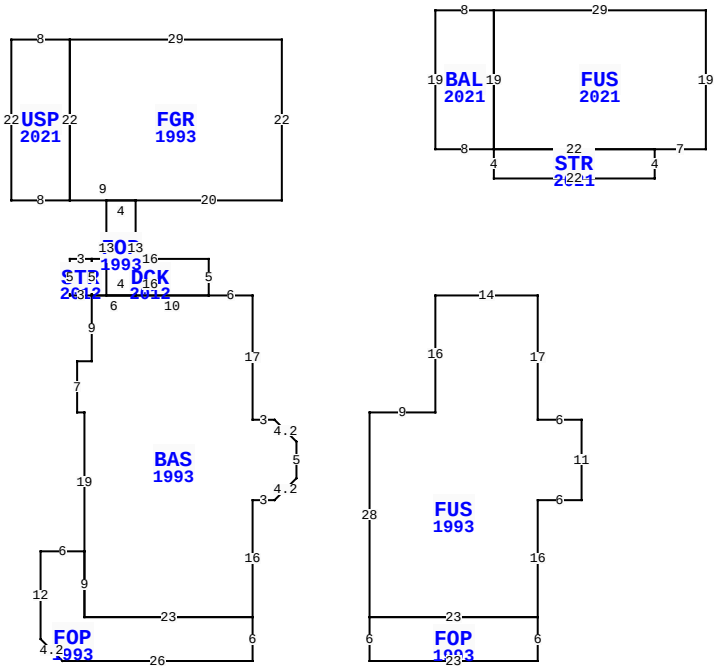
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	152	15	2021	23	3,202
BAS	1,067	100	1993	1,067	148,549
DCK	80	10	2012	8	1,114
FGR	638	55	1993	351	48,867
FOP	52	30	1993	16	2,227
FOP	138	30	1993	41	5,708
FOP	224	30	1993	67	9,328
FUS	934	100	1993	934	130,033
FUS	551	100	2021	551	76,711
STR	15	10	2012	2	278
TOTALS	4,115			3,122	434,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,122	113.4084	149.70	467,363	1925	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 2552 HX Base Yr 2009



** This building has 12 Sub-Areas

602 DATE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		434,648
TOTAL MARKET OB/XF VALUE		9,927
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		682,075
SOH/AGL Deduction		179,597
ASSESSED VALUE		502,478
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		446,756
TOTAL JUST VALUE		682,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200766	ADDITION	0	11/04/2020
20172254	KIT REMOD	48,000	07/24/2017
20110596	5X16 WOOD DECK	2,000	04/21/2011
20101807	REPAIR/RRF	4,785	10/19/2010
20101248	ELEC OTHER	1,100	07/30/2010
20090771	H/AC	5,500	06/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1793	1/05/2021	WD	U	I	11	100
GRANTOR: GRIFFIN PAUL S & PAME						
GRANTEE: GRIFFIN JARRETT AUS						
1456/1090	11/02/2006	WD	Q	I		465,000
GRANTOR: WILSON CAROL						
GRANTEE: GRIFFIN PAUL S & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 DCK=[YR=2012] N5W16 STR=[YR=2012] W3S5E3N5$ S5E16$ W10 FOP=[YR=1993] N13 FGR=[YR=1993] E20N22W29 USP=[YR=2021] W8 S22E8N22$S22E9$ W4 S13E4$ W6S9 W2S7E1S19FOP=[YR=1993] W6S12 D3 R3 E26N6W23N9$S9E23N16 E3 U3 R3 N5 L3 U3 W3 N17$ PTR= E25 FUS=[YR=1993] S16W9S28FOP=[YR=1993] S6 E23N6W23$ E23N16E6 N11W6N17W14 $ W25$ PTR=E25 N20 BAL=[YR=2021] E8 STR=[YR=2021] S4 E22 N4 FUS=[YR=2021] E7 N19 W29 S19 E22$ W22$ N19 W8 S19$ S20 W25$.

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	0810	CONCRETE A	0	100	28	16	416.00	SF	6.50	6.50	100	1986	1986	3	47	1,271	
2	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	1960	1960	3	20	95	
3	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	1960	1960	3	20	151	
4	0462	ST/AL FNC	0	100	246	4	984.00	SF	10.00	10.00	100	2009	2009	3	52	5,117	
5	0855	CONC PAVER	0	100	0	0	370.00	SF	10.00	10.00	100	2009	2009	3	89	3,293	

LAND DESCRIPTION

TOTAL OB/XF 9,927

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS