BLOCK 136 N1/2 OF LOT 3
IN OR 2234/1032
CITY OF FDNA BEACH

MASON CHRISTOPHER P & ANGIE M
418 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0030

BUILDING CHARACTERISTICS

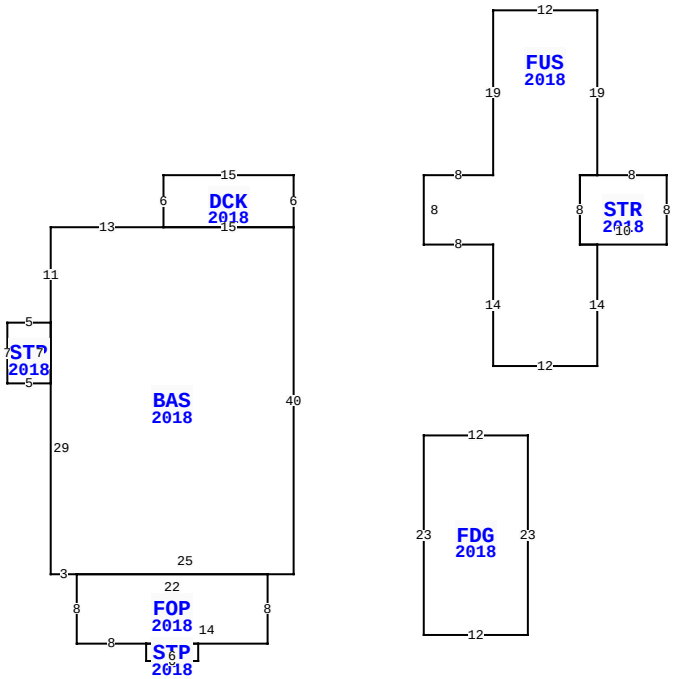
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2018	1,120	219,284
DCK	90	10	2018	9	1,762
FDG	276	60	2018	166	32,501
FOP	176	30	2018	53	10,377
FUS	540	100	2018	540	105,726
STP	12	10	2018	1	196
STP	35	10	2018	4	783
STR	80	10	2018	8	1,566
TOTALS	2,329			1,901	372,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,901	152.1274	200.81	381,740	2018	2018	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2019 Heated Area: 1660 HX Base Yr 2019



418 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		372,196
TOTAL MARKET OB/XF VALUE		5,458
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		590,154
SOH/AGL Deduction		231,850
ASSESSED VALUE		358,304
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,582
TOTAL JUST VALUE		590,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172962	CO ISSUED	0	05/23/2018
20172962	NEW CONSTR	197,663	09/27/2017
20172964	GARAGE	12,673	09/27/2017
20163040	DEMOLITION	0	11/07/2016
20071139	REPAIR/RRF	7,000	06/18/2007
20062196	REPAIR/RRF	3,000	09/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/1032	11/02/2018	WD	Q	I	02	390,000
GRANTOR: 418 SOUTH 6TH LLC						
GRANTEE: MASON CHRISTOPHER P						
2045/0414	3/17/2016	QC	U	I	11	100
GRANTOR: KIRCHMEYER JIM						
GRANTEE: 418 SOUTH 6TH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W15 S6 BAS=[YR=2018] W13 S11 STP=[YR=2018] W5 S7 E5 N7$ S29 E3 FOP=[YR=2018] S8 E8 STP=[YR=2018] S2 E6 N2 W6$ E14 N8 W22$ E25 N40 W15$ E15 N6$ PTR=E15 FUS=[YR=2018] E8 N19 E12 S19 STR=[YR=2018] E8 S8 W10 N8 E2$ W2 S8 E2 S14 W12 N14 W8 N8 $ W15$ PTR=E15 S30 FDG=[YR=2018] S23 E12 N23 W12$ N30 W15$.

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	0812	CONCRETE C	0	100	0	0	1,236.00	SF	4.00	4.00	100	2018	2018	3	97	4,796	
2	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	100	2018	2018	3	97	662	

LAND DESCRIPTION

TOTAL OB/XF 5,458

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS