BLOCK 136 S1/2 OF LOT 3
IN OR 2243/765
CITY OF FDNA BEACH

STAUFFER MICHAEL D
1417 SADLER RD #195
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0031

BUILDING CHARACTERISTICS

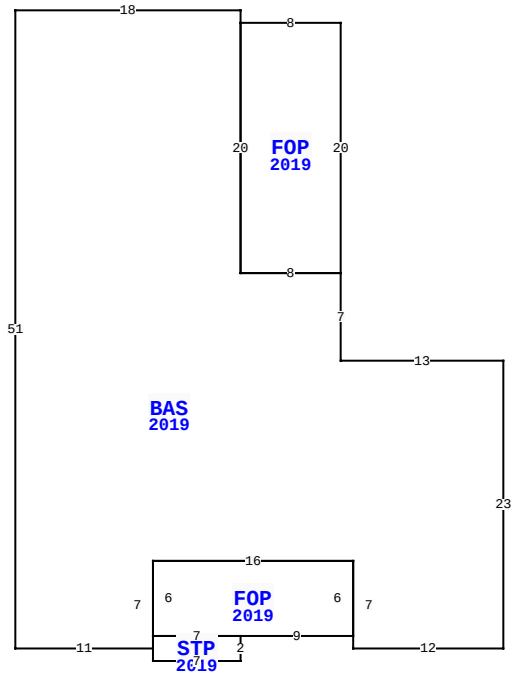
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,345	100	2019	1,345	281,771
FOP	96	30	2019	29	6,075
FOP	160	30	2019	48	10,056
STP	14	10	2019	1	210
TOTALS	1,615			1,423	298,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,423	161.9488	213.77	304,195	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1345 HX Base Yr 2020



422 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,440
TOTAL MARKET OB/XF VALUE		12,106
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		565,046
SOH/AGL Deduction		194,835
ASSESSED VALUE		370,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,489
TOTAL JUST VALUE		565,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190069	CO ISSUED	0	11/21/2019
20190069	NEW CONSTR	0	03/08/2019
20190070	NEW CONSTR	0	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0765	12/11/2018	WD	Q	V	01	110,000
GRANTOR: 418 SOUTH 6TH LLC						
GRANTEE: STAUFFER MICHAEL D						
2045/0414	3/17/2016	QC	U	I	11	100
GRANTOR: KIRCHMEYER JIM						
GRANTEE: 418 SOUTH 6TH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W8 BAS=[YR=2019] N1 W18 S51 E11 STP=[YR=2019] S1 E7 N2 FOP=[YR=2019] E9 N6 W16 S6 E7$ W7 S1$ N7 E16 S7 E12 N23 W13 N7 W8 N20$ S20 E8 N20$.

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	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2019	2019	3	97	7,333	
2	0855	CONC PAVER	0	100	0	0	168.00	SF	10.00	10.00	100	2019	2019	3	97	1,630	
3	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2019	2019	3	97	3,143	

LAND DESCRIPTION

TOTAL OB/XF 12,106

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 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS

BLOCK 136 S1/2 OF LOT 3
IN OR 2243/765
CITY OF FDNA BEACH

STAUFFER MICHAEL D
1417 SADLER RD #195
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0031

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

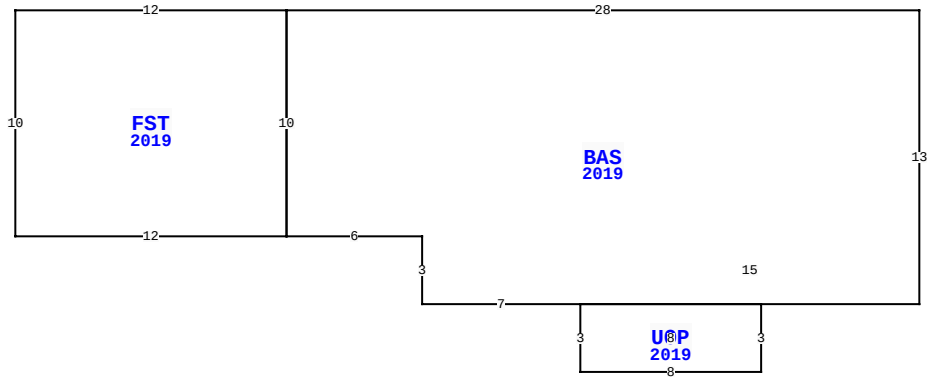
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	346	100	2019	346	35,122
FST	120	55	2019	66	6,699
UOP	24	20	2019	5	508
TOTALS	490			417	42,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	417	195.4260	103.58	43,193	2019	2019	0	0	0	2.00	98.00

2 ACCESORY U – 100% - 2020 Heated Area: 346 HX Base Yr 2020



422 S 6TH 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		340,440
TOTAL MARKET OB/XF VALUE		12,106
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		565,046
SOH/AGL Deduction		194,835
ASSESSED VALUE		370,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,489
TOTAL JUST VALUE		565,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0765	12/11/2018	WD	Q	V	01	110,000
GRANTOR: 418 SOUTH 6TH LLC						
GRANTEE: STAUFFER MICHAEL D						
2045/0414	3/17/2016	QC	U	I	11	100
GRANTOR: KIRCHMEYER JIM						
GRANTEE: 418 SOUTH 6TH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FST=[YR=2019] W12 S10 E12 N10$ S10 E6 S3 E7
UOP=[YR=2019] S3 E8 N3 W8$ E15 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS