BLOCK 136 LOT N1/2 OF 4
IN OR 1983/1835
CITY OF FDNA BEACH

HOGUE WILLIAM B & SHANNON G
426 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0136-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

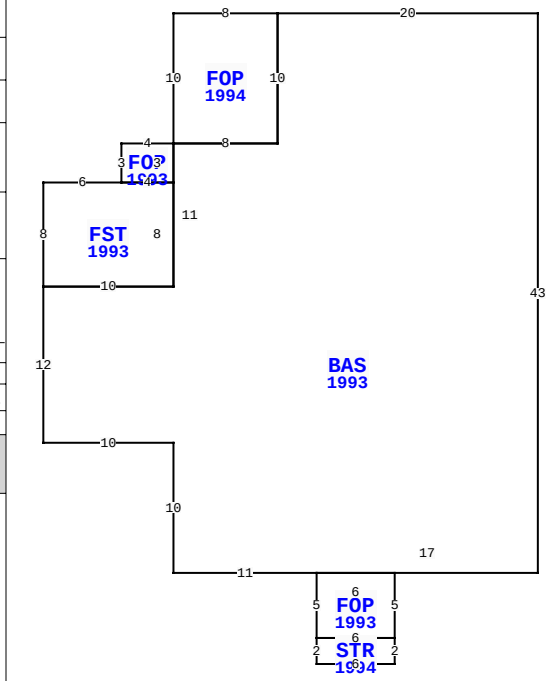
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	111,846
FOP	12	30	1993	4	359
FOP	30	30	1993	9	809
FOP	80	30	1994	24	2,158
FST	80	55	1993	44	3,956
STR	12	10	1994	1	90
TOTALS	1,458			1,326	119,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	115.0864	115.09	152,609	1942	1990	0	0	0	21.88	78.12

1 SINGLE FAM – 100% - 2017 Heated Area: 1244 HX Base Yr 2017



426 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		119,218
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		331,718
SOH/AGL Deduction		152,010
ASSESSED VALUE		179,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,986
TOTAL JUST VALUE		331,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034202	REPAIR SEWER LINE	0	11/26/2003
20010575	H/AC	0	04/02/2001
6343	INTERIOR REMODEL	2,500	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/1835	5/29/2015	WD	Q	I	01	150,000
GRANTOR: BARKLEY DIANE A F/K/A						
GRANTEE: HOGUE WILLIAM B & S						
0617/0549	1/17/1991	PR	Q	I	06	100
GRANTOR: GRIFFIN DIANE P/R						
GRANTEE: GRIFFIN DIANE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1994] W8 S10 FOP=[YR=1993] W4S3 FST=[YR=1993] W6S8E10N8 W4$ E4N3$ E8N10$ S10W8S11W10 S12 E10 S10 E11 FOP=[YR=1993] S5 STR=[YR=1994] S2E6N2W6$ E6N5W6$ E17 N43$.

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
1	000100	C	RES	100	0006	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 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS