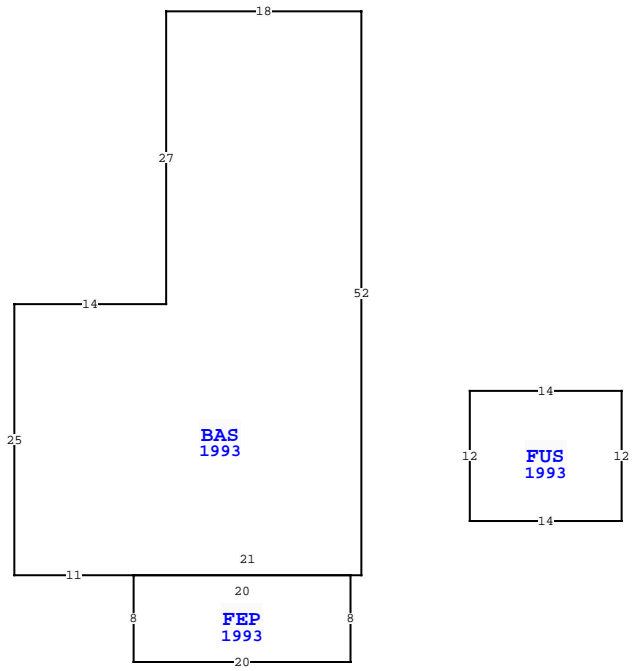


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	02	DIST FB	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
BAS	1,286	100	1993
FEP	160	80	1993
FUS	168	100	1993
TOTALS	1,614		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0900	11	1,582	164.2445	216.80	342,978	1924	2010	0	104.5	6.50	124.50		
1 SNGL FAM - 100% - 2022 Heated Area: 1454 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			427,008
TOTAL MARKET OB/XF VALUE			14,703
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			654,211
SOH/AGL Deduction			181,084
ASSESSED VALUE			473,127
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			422,405
TOTAL JUST VALUE			654,211
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			619,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111284	H/AC	3,300	08/03/2011
5981	REMODEL	6,000	05/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/881	3/19/2025	WD Q	Q	I	02	779,000
GRANTOR: LONG RAY A JR & SALLI						
GRANTEE: ASPINWALL KIMBERLY						
2475/0167	6/28/2021	WD Q	Q	I	01	530,000
GRANTOR: DAVIS JOHN D & HARRIE						
GRANTEE: LONG RAY A JR & SAL						

EXTRA FEATURES														409 S 6TH ST, FERNANDINA BEACH		
L N	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	11	60		6.50	6.50	100	1996	1996	3	70	3,003	
2	0858	SCULP CONC	0	100	0	0	SF	13.00	13.00	100	1998	1998	3	92	2,153	
3	0858	SCULP CONC	0	100	0	0	SF	13.00	13.00	100	1998	1998	3	92	9,030	
4	0810	CONCRETE A	0	100	10	10	SF	6.50	6.50	100	1998	1998	3	73	475	
5	0350	CARPORT WD	0	100	4	4	SF	13.00	13.00	100	1998	1998	3	20	42	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 S27 W14 S25 E11 FEP=[YR=1993] S8 E20 N8 W20 \$ E21 N52 \$ PTR=E10S35 FUS=[YR=1993] E14 S12 W14 N12\$ N35W10\$	

LAND DESCRIPTION														TOTAL OB/XF 14,703										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							