BLOCK 139 LOT 12
IN OR 2535/1516
CITY OF FDNA BEACH

SUMMER HAVEN FAMILY TRUST/STEVENS ROBERT TRUSTEE
311 MONROE ST N
HARMONY, PA 16037

2025

00-00-31-1800-0139-0120

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

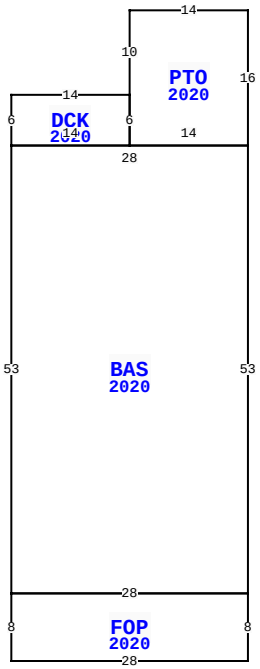
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2020	1,484	244,637
DCK	84	10	2020	8	1,319
FOP	224	30	2020	67	11,045
PTO	224	5	2020	11	1,813
TOTALS	2,016			1,570	258,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,570	126.7860	167.36	262,755	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1484 HX Base Yr



521 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	258,814
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	471,314
SOH/AGL Deduction	0
ASSESSED VALUE	471,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,314
TOTAL JUST VALUE	471,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190502	MODULAR	0	10/21/2019
20190013	DEMOLITION	0	04/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2535/1516	1/31/2022	QC	U	I	11	100
GRANTOR: BEE'S COTTAGE LLC						
GRANTEE: SUMMER HAVEN FAMILY						
1957/0478	12/31/2014	QC	U	I	11	100
GRANTOR: STEVENS ROBERT W & ME						
GRANTEE: BEE'S COTTAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W14 S10 DCK=[YR=2020] W14 S6 BAS=[YR=2020] S53 FOP=[YR=2020] S8 E28 N8 W28 $ E28 N53 W28 $ E14 N6 $ S6 E14 N16 $.

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	0	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 10/01/2020 BY RK Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS