

VELLA BARBARA E
620 S 6TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0149-0031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100		0500	01	4,071	113.8720	179.92	732,454	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 2024										Heated Area: 3423										HX Base Yr									
Roof Cover		13	STAND SEAM 100												BUILDING MARKET VALUE										743,157									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										83,854									
Interior Floor		12	HARDWOOD 70												TOTAL LAND VALUE - MARKET										476,000									
Interior Floor		11	CLAY TILE 30												TOTAL MARKET VALUE										1,303,011									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										105,823									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										1,197,188																			
Bedrooms			5 100		TOTAL EXEMPTION VALUE										0																			
Bathrooms			5 100		BASE TAXABLE VALUE										1,197,188																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										1,303,011																			
Stories		2.	2. 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										1,238,209																			
Quality		03	Quality Level 03																															
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	2,089	100	2024	2,089	375,853																													
FGR	730	55	2024	402	72,328																													
FOP	388	30	2024	116	20,871																													
FSP	185	40	2024	74	13,314																													
FST	90	55	2024	50	8,996																													
FUS	470	100	2024	470	84,562																													
FUS	864	100	2024	864	155,451																													
STR	56	10	2024	6	1,080																													
TOTALS		4,872		4,071	732,454																													
EXTRA FEATURES					620 S 6TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000																		
2	0855	CONC PAVER	0	0	0	0	1,435.00	SF	10.00	10.00	100	2024	2023		100	14,350																		
3	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2024	2023		98	32,654																		
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																		
5	0855	CONC PAVER	0	0	0	0	1,317.00	SF	10.00	10.00	100	2024	2023		100	13,170																		
6	0476	VF 6 SBPL	0	0	0	0	192.00	LF	32.00	32.00	100	2024	2023		99	6,083																		
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594																		
8	0462	ST/AL FNC	0	0	0	0	456.00	SF	10.00	10.00	100	2024	2023		98	4,469																		
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594																		
LAND DESCRIPTION										TOTAL OB/XF										83,854														
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	0	0006		R-2	112.00	100.00	112.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	476,000																

BLOCK 149 S 82FT OF LOT 3 &
N 30FT OF LOT 4 IN OR 2697/1621
CITY OF FDNA BEACH

VELLA BARBARA E
620 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	08	ENG SPLIT 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		N/A 100			
Bathrooms		0.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	84	100	2024	84	6,709
FOP	168	30	2024	50	3,994
TOTALS	252			134	10,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	134	150.7000	79.87	10,703	2023	2023	0	0	0	0.00	100.00
2 ACCESSORY U - 0% - 2024												
Heated Area: 84 HX Base Yr												
FOP 2024 BAS 2024												
620 S 6TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2025 MLU												

NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						743,157						
TOTAL MARKET OB/XF VALUE						83,854						
TOTAL LAND VALUE - MARKET						476,000						
TOTAL MARKET VALUE						1,303,011						
SOH/AGL Deduction						105,823						
ASSESSED VALUE						1,197,188						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						1,197,188						
TOTAL JUST VALUE						1,303,011						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,238,209						
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2697/1621		3/01/2024		WD	U	I	11	100				
GRANTOR: DAV VENTURE TRUST												
GRANTEE: VELLA BARBARA E												
2384/0714		8/11/2020		WD	Q	V	01	230,000				
GRANTOR: ADAMS SARAH F												
GRANTEE: DAV VENTURE TRUST												
BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2024;ORIG=10,10] E12 S14 W12 N14 \$												
BAS=[YR=2024;ORIG=22,10] E6 S14 W6 N14 \$												