



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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	1,792	100	1993	1,792	174,151
FOP	119	30	1993	36	3,499
FSP	320	40	1993	128	12,440
STR	16	10	1994	2	195
TOTALS	2,247			1,958	190,283

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	56	22	1,232.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	72	8	96.00	SF	30.00
4	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	100.00	200.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,958	115.3460	115.35	225,855	1976	1990	0	0	15.75	84.25
1 SINGLE FAM - 100% - 2022 Heated Area: 1792 HX Base Yr 2022											
617 S 6TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
10,367											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	56	22	1,232.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	72	8	96.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	

TOTAL OB/XF											
10,367											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-2	100.00	200.00	100.00	FF	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	190,283		
TOTAL MARKET OB/XF VALUE	10,367		
TOTAL LAND VALUE - MARKET	425,000		
TOTAL MARKET VALUE	625,650		
SOH/AGL Deduction	104,385		
ASSESSED VALUE	521,265		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	470,543		
TOTAL JUST VALUE	625,650		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	591,824		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP4055	N/A	5,000	12/30/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0501	4/29/2021	WD	Q	I	01	573,000
GRANTOR: ADAMS JAMES GARY & SA						
GRANTEE: FLOOD JOHN JEREMY &						
0554/0141	10/07/1988	WD	U	V	07	100
GRANTOR: FREEMAN JOHN B						
GRANTEE: ADAMS JAMES GARY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FSP=[YR=1993] N16 W20 S16 E20\$ W40 S28 E21 FOP=[YR=1993] S7 E2 STR=[YR=1994] S4E4N4W4\$ E15 N7 W17\$ E43 N28\$.									