BLOCK 152 LOTS 8 & 9
IN OR 2049/1169
CITY OF FDNA BEACH

ROGERS JASON A
1445 SADLER RD #1070
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0152-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

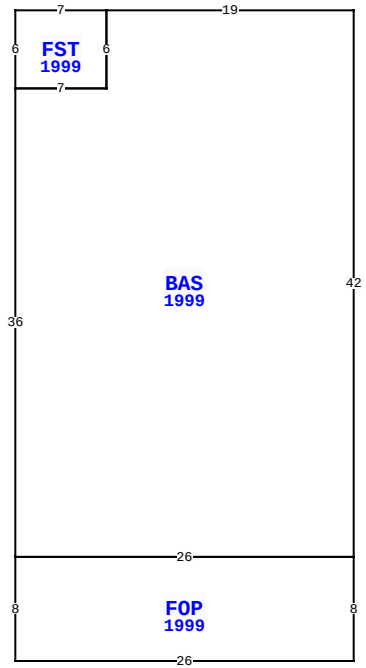
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1999	1,050	102,061
FOP	208	30	1999	62	6,027
FST	42	55	1999	23	2,236
TOTALS	1,300			1,135	110,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	110.7700	110.77	125,724	1999	1999	0	0	0	12.25	87.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1050 HX Base Yr



716 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	110,323
TOTAL MARKET OB/XF VALUE	3,884
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	326,707
SOH/AGL Deduction	0
ASSESSED VALUE	326,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,707
TOTAL JUST VALUE	326,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010338	FENCE	2,000	02/26/2001
990409	NEW CONSTR	27,000	05/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1169	5/19/2016	QC	U	I	11	100
GRANTOR: WILLIAMS MARCY A & LA						
GRANTEE: ROGERS JASON A						
0963/1271	12/22/2000	WD	Q	I	06	41,900
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: ROGERS MARCY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W19 FST=[YR=1999] W7 S6 E7 N6 $ S6 W7 S36
FOP=[YR=1999] S8 E26 N8 W26 $ E26 N42 $.

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
1	0810	CONCRETE A	0	0	0	0	776.00	SF	6.50	6.50	100	2000	2000	3	77	3,884	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS