

BLOCK 152 LOTS 12 13 &
N1/2 OF 14
IN OR 1688/1742

PHILLIPS ANNETTA M/LEE WYATT F
PO BOX 16234
FERNANDINA BEACH, FL 32035-3121

2025

00-00-31-1800-0152-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,286	100	1993	1,286	118,281
FST	112	55	1993	62	5,703
TOTALS	1,398			1,348	123,983

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	175.00	SF	10.00	10.00	100	2007
2	1242	WD DECK A	0 100	0	0	40.00	SF	10.00	10.00	100	1996
3	0940	SHEDS/PORT	0 100	10	5	50.00	SF	30.00	30.00	100	2006
4	0851	PATIO STON	0 100	7	13	91.00	SF	1.50	1.50	100	2007

LAND DESCRIPTION											
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	62.00	100.00	62.50	FF	

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,348	109.1740	109.17	147,161	1941	1990	0	0	0 15.75	84.25
1 SINGLE FAM - 100% - 2011 Heated Area: 1286 HX Base Yr 2011											
724 S 6TH ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
1,032											
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	62.00	100.00	62.50	FF	

Total Acres: 0.00 Total Land Value: 265,625 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		123,983	
TOTAL MARKET OB/XF VALUE		1,032	
TOTAL LAND VALUE - MARKET		265,625	
TOTAL MARKET VALUE		390,640	
SOH/AGL Deduction		293,313	
ASSESSED VALUE		97,327	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		46,605	
TOTAL JUST VALUE		390,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100623	REROOF W/30YR SHN	4,080	04/19/2010
610168	REMODEL	15,983	12/02/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1688/1742	4/30/2010	WD U	I	I	11	100	
GRANTOR: MALEY JOSEPH M							
GRANTEE: O'NEAL ANNETTA M &							
1686/1354	4/30/2010	WD U	I	I	11	100	
GRANTOR: MALEY JOSEPH M							
GRANTEE: O'NEAL ANNETTA M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W14 S8 BAS=[YR=1993] W22 S31 E15 S10 E17 N10 E4 N31 W14\$ E14 N8\$.											

Common: 265,625 PRINTED 07/30/2025 BY SYS