BLOCK 186 LOT N1/2 OF 3
CITY OF FDNA BEACH

CORBETT THOMAS T L/E/
1264 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0186-0031

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	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 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	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

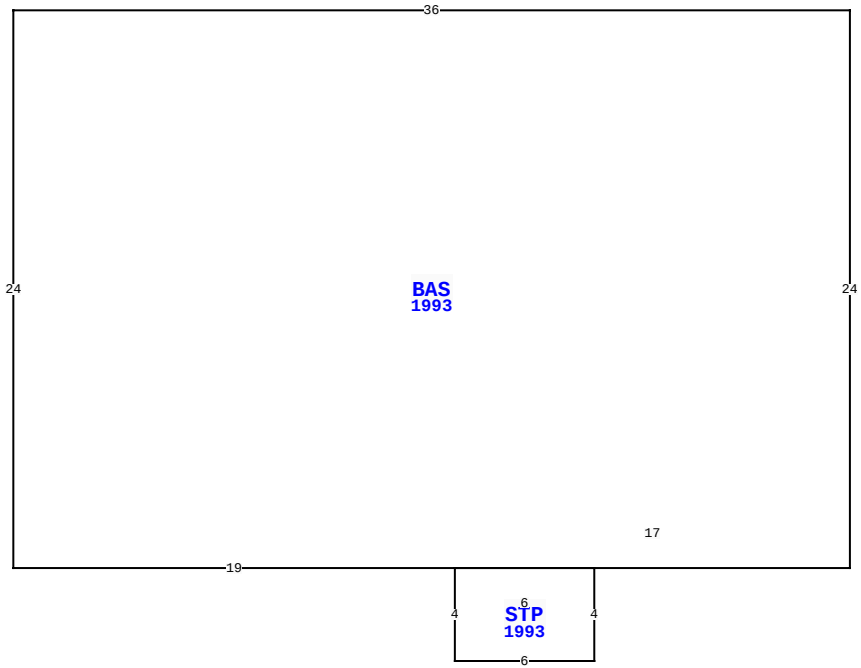
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	94,529
STP	24	10	1993	2	218
TOTALS	888			866	94,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	866	127.2240	127.22	110,173	1981	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2010 Heated Area: 864 HX Base Yr 2010



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1264 S 6TH ST, FERNANDINA BEACH

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	1243	WD DECK F	0	100	12	7	84.00	SF	3.20	3.20	100	2003	2003	3	20	54	
2	0940	SHEDS/PORT	0	100	12	7	84.00	SF	30.00	30.00	100	2003	2003	3	20	504	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		94,749
TOTAL MARKET OB/XF VALUE		558
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		173,307
SOH/AGL Deduction		99,924
ASSESSED VALUE		73,383
TOTAL EXEMPTION VALUE	HX HB	48,383
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215422	REPAIR/RRF	0	05/01/2021
B25382	REPAIR/RRF	1,588	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1690	11/16/2020	LE	U	I	11	100
GRANTOR: CORBETT THOMAS T						
GRANTEE: CORBETT DANIEL R &						
2091/0574	12/28/2016	QC	U	I	11	100
GRANTOR: CORBETT SUSAN E						
GRANTEE: CORBETT THOMAS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E19 STP=[YR=1993] S4 E6N4W6$ E17 N24$.

LAND DESCRIPTION

TOTAL OB/XF 558

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	100	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	78,000							

REVIEW DATE 01/05/2022 BY RK Total Acres: 0.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/30/2025 BY SYS