BLOCK 186 LOTS S1/2 OF 3 &
ALL LOT 4
IN OR 811/761

CARROLL J DAVID
1296 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0186-0032

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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

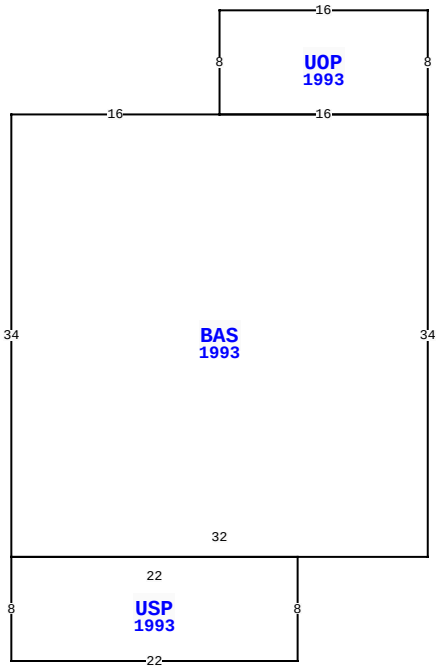
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	60,533
UOP	128	20	1993	26	1,446
USP	176	30	1993	53	2,949
TOTALS	1,392			1,167	64,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,167	100.7000	100.70	117,517	1944	1954	0	0	20	24.75	55.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1088 HX Base Yr 2006



BLD DATE	10/28/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1296 S 6TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		64,928
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		149,500
TOTAL MARKET VALUE		214,428
SOH/AGL Deduction		132,314
ASSESSED VALUE		82,114
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,392
TOTAL JUST VALUE		214,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R00-2425	REPAIR/RRF	0	04/01/2000
E98-4643	REMODEL	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/0761	10/27/1997	WD	Q	I		16,000
GRANTOR: FREY GERALD F						
GRANTEE: CARROLL J DAVID						
0793/0309	5/13/1997	WD	Q	I	06	10,000
GRANTOR: SPEARS NETTIE (1/3INT						
GRANTEE: FREY GERALD F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16 S8 BAS=[YR=1993] W16 S34 USP=[YR=1993] S8 E22 N8 W22$ E32 N34 W16$ E16 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2150.00	100.00	100.00	FF		1.00	1.00	1.15	1,300.00	1,495.00	149,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 149,500 Market: 0 Agricultural: 0 Common: 149,500 PRINTED 07/30/2025 BY SYS