BLOCK 187 LOT 5
IN OR 2154/1675
CITY OF FDNA BEACH

PEEPLES KIRBY T JR/PEEPLES DANIEL T ET AL
1295 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0187-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

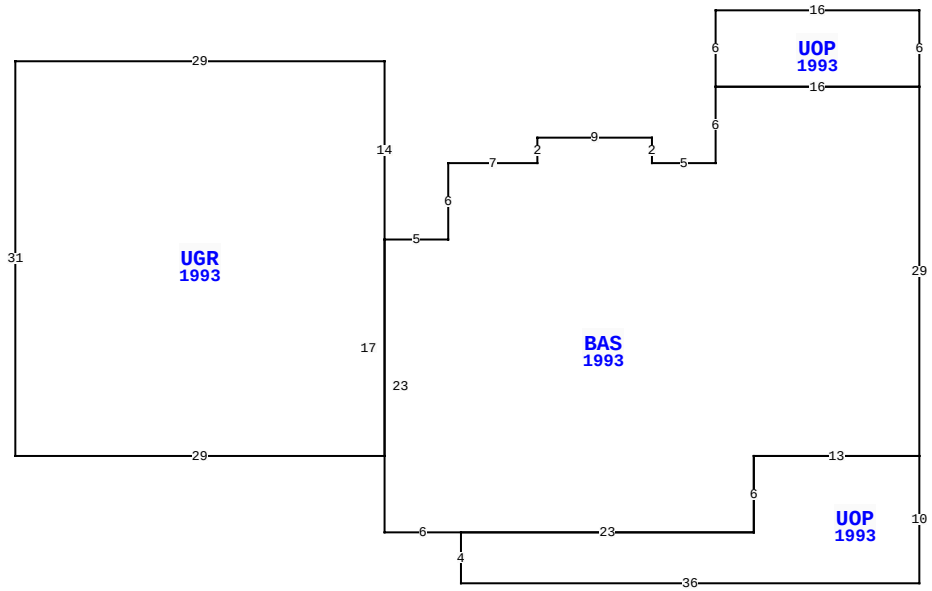
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	45,778
UGR	899	45	1993	405	15,147
UOP	96	20	1993	19	711
UOP	222	20	1993	44	1,646
TOTALS	2,441			1,692	63,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	74.8000	74.80	126,562	1938	1938	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 0 Heated Area: 1224 HX Base Yr



1295 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		63,281
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		193,281
SOH/AGL Deduction		149,201
ASSESSED VALUE		44,080
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		14,080
TOTAL JUST VALUE		193,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4334	N/A	0	06/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1675	9/20/2017	QC	U	I	11	100

GRANTOR: PEEPLES RUBY M

GRANTEE: PEEPLES RUBY M & KI

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16 S6 BAS=[YR=1993] S6 W5 N2 W9 S2 W7 S6 W5 UGR=[YR=1993] N14 W29 S31 E29 N17$ S23 E6 UOP=[YR=1993] S4 E36 N10 W13 S6 W23$ E23 N6 E13 N29W16$ E16 N6$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS