

WALDRON DONNA H
1263 S 6TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0187-0062

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

07 ASB SHNGLE 80

20 FACE BRICK 20

03 GABLE/HIP 100

12 MODULAR MT 100

04 PLYWOOD 100

14 CARPET 80

08 SHT VINYL 20

02 WINDOW 100

02 CONVECTION 100

3 100

1 100

02 WOOD FRAME 100

1. 1. 100

0 100

05 DIST 1A 100

00 NONE 100

01 Quality Level 01

0100 SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2017.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS768100199376841,059

FCP198251993502,673

FOP4430199313695

UST66451993301,604

TOTALS1,07686146,031

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RSF-260.00100.0060.00FF1.001.001.001,300.001,300.0078,000

REVIEW DATE12/09/2019BYDJTotal Acres: 0.00Total Land Value: 78,000Market: 0Agricultural: 0Common: 78,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01000186190.396090.4077,834195819580040.8659.14

Heated Area: 768HX Base Yr 2020

BAS1993

UST1993

FCP1993

FOP1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE46,031

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET78,000

TOTAL MARKET VALUE124,031

SOH/AGL Deduction60,127

ASSESSED VALUE63,904

TOTAL EXEMPTION VALUEHX HB38,904

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE124,031

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE104,107

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2314/02739/27/2019WDQI0165,000

GRANTOR: SPELL JANICE M F/K/A

GRANTEE: WALDRON DONNA H

1527/06609/26/2007WDQI01100

GRANTOR: MCCAULEY MAXINE

GRANTEE: JOHNSON JANICE MCCA

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] N14W12S14 W16 S24 E14
FOP=[YR=1993] S4E11N4W11 \$ E11FCP=[YR=1993] E11N18 W11S18\$
N24E3\$ W3S6E11 N6\$.