BLOCK 187 N 90 FT OF LOT 7
IN OR 2007/141
CITY OF FDNA BEACH

JACKSON NATHALIE
1251 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0187-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

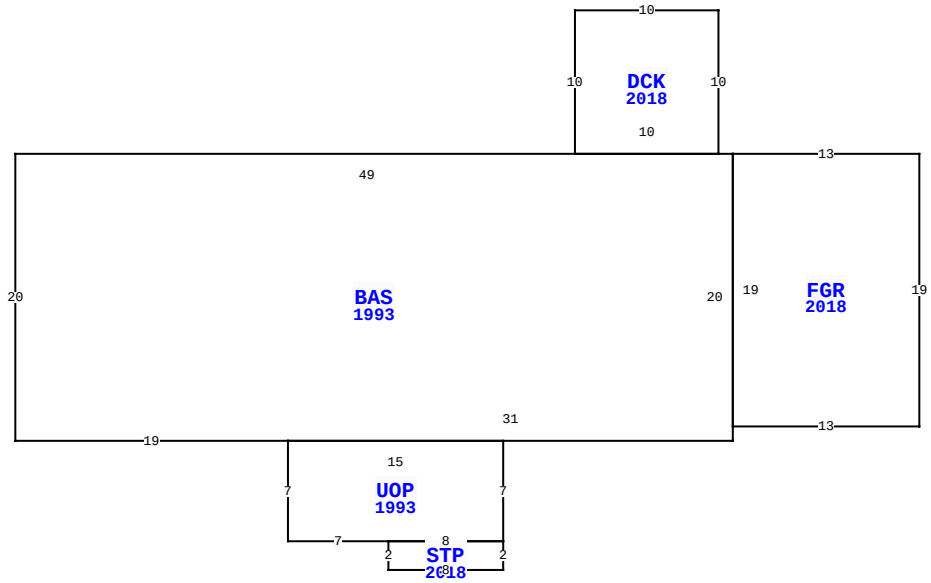
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	99,423
DCK	100	10	2018	10	995
FGR	247	55	2018	136	13,522
STP	16	10	2018	2	199
UOP	105	20	1993	21	2,088
TOTALS	1,468			1,169	116,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,169	117.6600	117.66	137,545	1955	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1000 HX Base Yr 2018



1251 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		116,226
TOTAL MARKET OB/XF VALUE		9,750
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		242,976
SOH/AGL Deduction		147,341
ASSESSED VALUE		95,635
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		39,913
TOTAL JUST VALUE		242,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633014	ADDITION	21,679	09/09/2016
E00-7239	CHNGE SRVC	0	10/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2007/0141	10/05/2015	CT	U	I	18	64,000
GRANTOR: CLERK OF COURT						
GRANTEE: JACKSON NATHALIE						
0321/0289	9/01/1980	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W13 BAS=[YR=1993] W1 DCK=[YR=2018] N10 W10 S10 E10$ W49 S20 E19 UOP=[YR=1993] S7 E7 STP=[YR=2018] S2 E8 N2 W8$ E8 N7 W15$ E31N20 $ S19 E13 N19$.

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	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	2024	2023		100	9,750	

LAND DESCRIPTION

TOTAL OB/XF 9,750

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	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS