BLOCK 187 LOT 8
OR 150 PG 389
CITY OF FDNA BEACH

TILL MARY P EST
1225 S 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0187-0080

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	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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

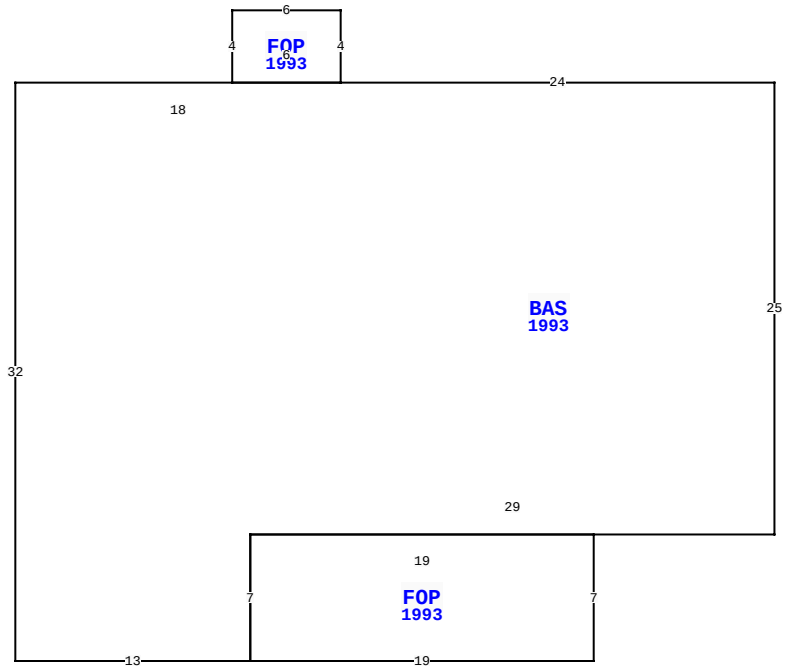
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,141	100	1993	1,141	78,128
FOP	24	30	1993	7	480
FOP	133	30	1993	40	2,739
TOTALS	1,298			1,188	81,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	92.2200	92.22	109,557	1950	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 1141 HX Base Yr



1225 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	81,346
TOTAL MARKET OB/XF VALUE	732
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	212,078
SOH/AGL Deduction	59,962
ASSESSED VALUE	152,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,116
TOTAL JUST VALUE	212,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950330	REPAIR/RRF	817	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] N4 W6 S4 E6$ W18 S32 E13
FOP=[YR=1993] E19 N7 W19 S7$ N7 E29 N25$.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	18.30	18.30	100	1985	1985	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 732

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	0		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