BLOCK 192 LOT 6
CITY OF FDNA BEACH

LAUER-GRABOWSKI CAROLINE L/E & GRABOWSKI JOSEPH M
1321 6TH STREET S
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0192-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

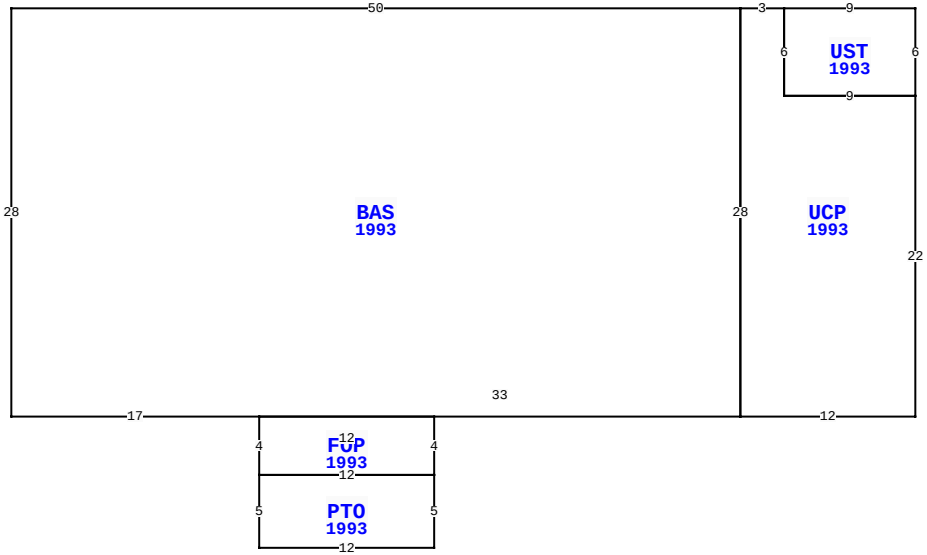
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,400	100	1993	1,400	143,089
FOP	48	30	1993	14	1,431
PTO	60	5	1993	3	307
UCP	282	20	1993	56	5,723
UST	54	45	1993	24	2,453
TOTALS	1,844			1,497	153,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	119.5440	119.54	178,951	1971	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1400 HX Base Yr 2012



1321 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		153,003
TOTAL MARKET OB/XF VALUE		9,873
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		292,876
SOH/AGL Deduction		170,345
ASSESSED VALUE		122,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,809
TOTAL JUST VALUE		292,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0320	11/22/2019	QC	U	I	11	100
GRANTOR: LAUER-GRABOWSKI CAROL						
GRANTEE: LAUER JACOB P & ZAK						
1756/1261	9/03/2011	WD	U	I	11	75,200
GRANTOR: HSBC BANK USA NA TRUS						
GRANTEE: LAUER CAROLINE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 UCP=[YR=1993] W3 BAS=[YR=1993] W50 S28 E17
FOP=[YR=1993] S4 PTO=[YR=1993] S5E12N5W12$E12 N4W12$ E33 N28
$S28E12N22W9N6$ S6E9N6 $.

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	0855	CONC PAVER	0	100	0	0	1,000.00	SF	7.00	7.00	100	2013	2013	3	93	6,510	
2	0855	CONC PAVER	0	100	0	0	165.00	SF	7.00	7.00	100	2013	2013	3	93	1,074	
3	0855	CONC PAVER	0	100	0	0	324.00	SF	7.00	7.00	100	2013	2013	3	93	2,109	
4	0810	CONCRETE A	0	100	3	21	63.00	SF	6.50	6.50	100	1985	1985	3	44	180	

LAND DESCRIPTION

TOTAL OB/XF 9,873

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-	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