BLOCK 192 LOT 7
L/E OR 1609/875
CITY OF FDNA BEACH

MANNING THELMA L/E/
PO BOX 329
FERNANDINA BEACH, FL 32035-0329

2025

00-00-31-1800-0192-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

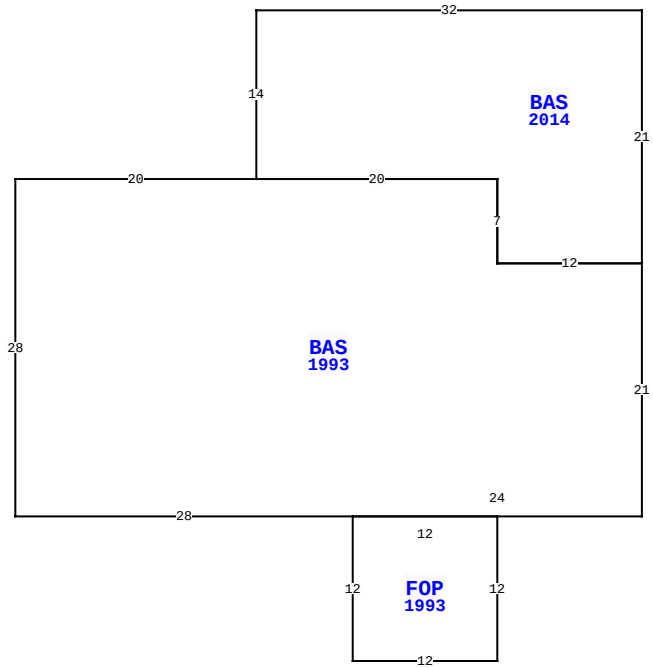
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,372	100	1993	1,372	126,190
BAS	532	100	2014	532	48,931
FOP	144	30	1993	43	3,955
TOTALS	2,048			1,947	179,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	110.1520	110.15	214,462	1971	1995	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1904 HX Base Yr 1973



1315 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		179,076
TOTAL MARKET OB/XF VALUE		20,379
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		329,455
SOH/AGL Deduction		205,875
ASSESSED VALUE		123,580
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		67,858
TOTAL JUST VALUE		329,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417083	NEW BATH	0	01/01/2014
B1428162	SUNROOM	52,939	01/01/2014
E1427189	REMODEL	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1609/0875	2/28/2009	WD	U	I	14	100
GRANTOR: MANNING CORNELIUS C &						
GRANTEE: MANNING CORNELIUS C						
0123/0364	1/01/1972	TA	Q	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W32 S14 BAS=[YR=1993] W20 S28 E28 FOP=[YR=1993] S12E12N12W12$ E24 N21W12 N7W20$E20 S7 E12 N21$.

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	100	12	14	168.00	SF	30.00	30.00	100	1980	1980	3	20	1,008	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2008	2008	3	31	1,860	
3	0810	CONCRETE A	0	100	85	22	1,870.00	SF	6.50	6.50	100	2008	2008	3	88	10,696	
4	0476	VF 6 SBPL	0	100	0	0	225.00	LF	32.00	32.00	100	2008	2008	3	72	5,184	
5	0479	VF PICKET	0	100	0	0	184.00	LF	10.00	10.00	100	2008	2008	3	72	1,325	
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	2014	2014	3	94	306	

LAND DESCRIPTION

TOTAL OB/XF 20,379

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 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS