BLOCK 193 LOT 2
IN OR 1577/426
CITY OF FDNA BEACH

RUSHTON JACQUELINE T
1304 S 6TH ST
FERNANDINA BEACH, FL 32034-7727

2025

00-00-31-1800-0193-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	07	CORK/VTILE 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	02	Quality Level 02

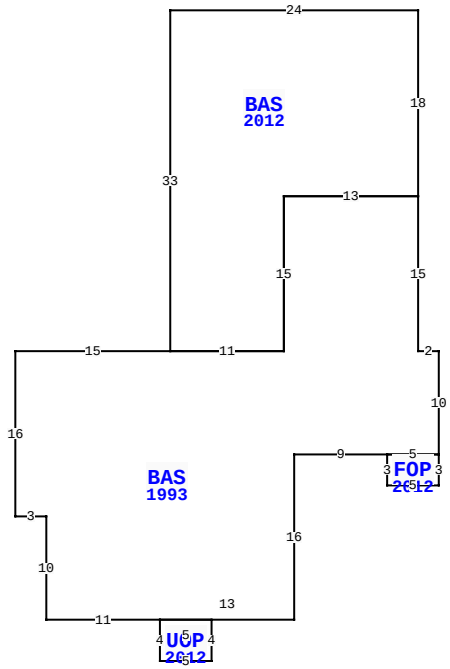
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,007	100	1993	1,007	77,008
BAS	597	100	2012	597	45,654
FOP	15	30	2012	4	306
UOP	20	20	2012	4	306
TOTALS	1,639			1,612	123,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,612	91.1829	91.18	146,982	1964	1990	0	0	0	16.13	83.87

1 SINGLE FAM – 100% - 2009 Heated Area: 1604 HX Base Yr 2009



1304 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		123,274
TOTAL MARKET OB/XF VALUE		5,292
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		258,566
SOH/AGL Deduction		158,425
ASSESSED VALUE		100,141
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,419
TOTAL JUST VALUE		258,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15789	H/AC	0	12/01/2010
R12427	REPAIR/RRF	4,000	08/01/2010
B23603	ADDITION	74,344	05/01/2010
0164	REPAIR/RRF	650	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/0426	7/17/2008	WD	Q	I	01	60,000
GRANTOR: RUSHTON MITCHELL D JR						
GRANTEE: RUSHTON JACQUELINE						
0628/1226	6/17/1991	WD	Q	I		25,500
GRANTOR: SMITH STEPHEN D						
GRANTEE: RUSHTON MITCHELL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24S33 BAS=[YR=1993] W15 S16 E3 S10 E11 UOP=[YR=2012] S4E5N4W5$ E13N16E9 FOP=[YR=2012] S3E5N3W5$ E5 N10W2N15W13S15W11$ E11N15E13 N18$.

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	18	10	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080	
2	0940	SHEDS/PORT	0	100	13	16	208.00	SF	30.00	30.00	100	2011	2011	3	45	2,808	
3	0681	POLE SHED	0	100	13	12	156.00	SF	15.00	15.00	100	2011	2011	3	60	1,404	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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