BLOCK 193 LOT 3
IN OR 1697/1090
CITY OF FDNA BEACH

NAGLE EARL S IV
1322 S 6TH STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0193-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

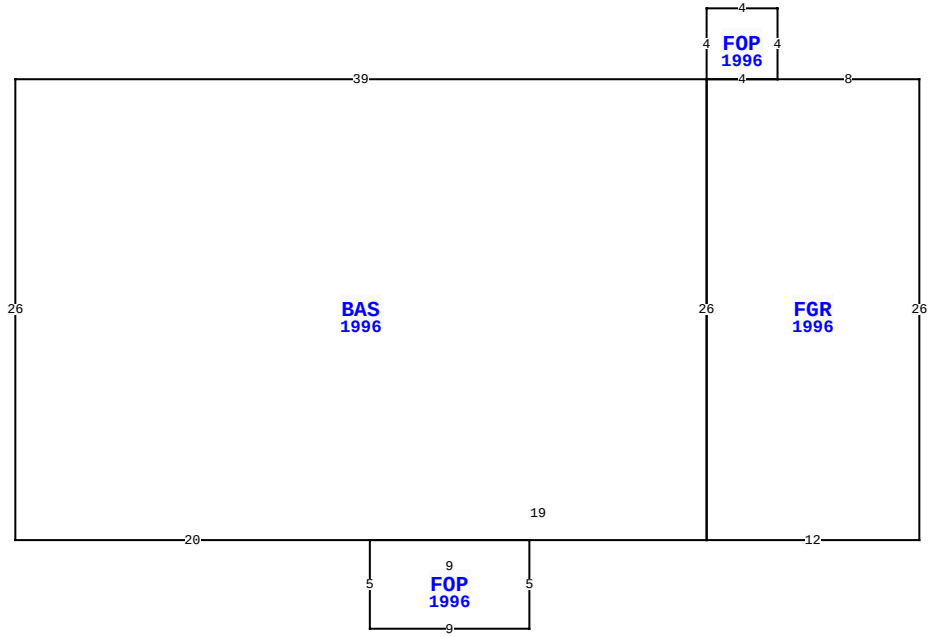
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2017.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,014 | 100 | 1996 | 1,014 | 99,201 |
| FGR | 312 | 55 | 1996 | 172 | 16,827 |
| FOP | 16 | 30 | 1996 | 5 | 490 |
| FOP | 45 | 30 | 1996 | 14 | 1,369 |
| TOTALS | 1,387 | | | 1,205 | 117,887 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,205 | 113.1020 | 113.10 | 136,286 | 1996 | 1997 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1014 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/26/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

1322 S 6TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 117,887 |
| TOTAL MARKET OB/XF VALUE | 3,299 |
| TOTAL LAND VALUE - MARKET | 130,000 |
| TOTAL MARKET VALUE | 251,186 |
| SOH/AGL Deduction | 57,836 |
| ASSESSED VALUE | 193,350 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,350 |
| TOTAL JUST VALUE | 251,186 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 216,038 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9603190 | NEW CONSTR | 44,000 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1697/1090 | 8/27/2010 | WD | U | I | 11 | 63,000 |
| GRANTOR: DEUTSCHE BANK NATIONA | | | | | | |
| GRANTEE: NAGLE EARL S IV | | | | | | |
| 1654/1891 | 12/22/2009 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: DEUTSCHE BANK NATL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1996] W8 FOP=[YR=1996] N4 W4 S4 E4 $ W4 BAS=[YR=1996] W39 S26 E20 FOP=[YR=1996] S5 E9 N5 W9 $ E19 N26 $ S26 E12 N26 $.

## 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 | 0 | 0 | 0 | 725.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 3,299 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,299

| 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 | 0006 | RSF-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 130,000 | | | | | | | |

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS