BLOCK 193 N 90 FT OF LOT 4
CITY OF FDNA BEACH

BATCHELDER FAMILY TRUST/BATCHELDER PATRICIA TRUSTE
PO BOX 16801
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0193-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

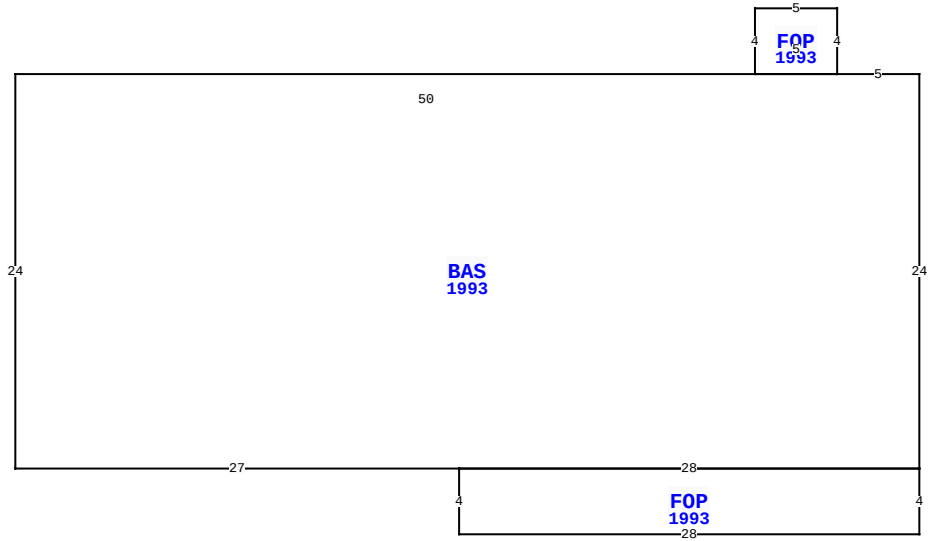
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	1,320	100	1993	1,320	180,862
FOP	20	30	1993	6	822
FOP	112	30	1993	34	4,659
TOTALS	1,452			1,360	186,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,360	117.6240	155.26	211,154	1977	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2020 Heated Area: 1320 HX Base Yr 2020



1324 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		186,343
TOTAL MARKET OB/XF VALUE		1,798
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		305,141
SOH/AGL Deduction		133,593
ASSESSED VALUE		171,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,826
TOTAL JUST VALUE		305,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/526	2/01/2024	WD	U	I	11	100
GRANTOR: BATCHELDER PATRICIA L						
GRANTEE: BATCHELDER FAMILY T						
2673/1821	11/18/2021	LE	U	I	11	100
GRANTOR: BATCHELDER PATRICIA						
GRANTEE: HOPPER NICOLE CAMAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N24 W5 FOP=[YR=1993] N4 W5 S4 E5$W50 S24 E27
FOP=[YR=1993] S4 E28 N4 W28$E28$.

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	100	20	8	160.00	SF	6.50	6.50	100	1977	1977	3	27	281	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2003	2003	3	20	720	
3	0350	CARPORT WD	0	100	9	12	108.00	SF	13.00	13.00	100	2005	2005	3	22	309	
4	0851	PATIO STON	0	100	24	5	120.00	SF	1.50	1.50	100	2005	2005	3	84	151	
5	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	1977	1977	3	27	337	

LAND DESCRIPTION

TOTAL OB/XF 1,798

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-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS