BLOCK 200 S90 FT OF LOT 1
IN OR 894/1035 R498266
CITY OF FDNA BEACH

NOWICKA KRYSTYNA
1458 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0200-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	02	Quality Level 02

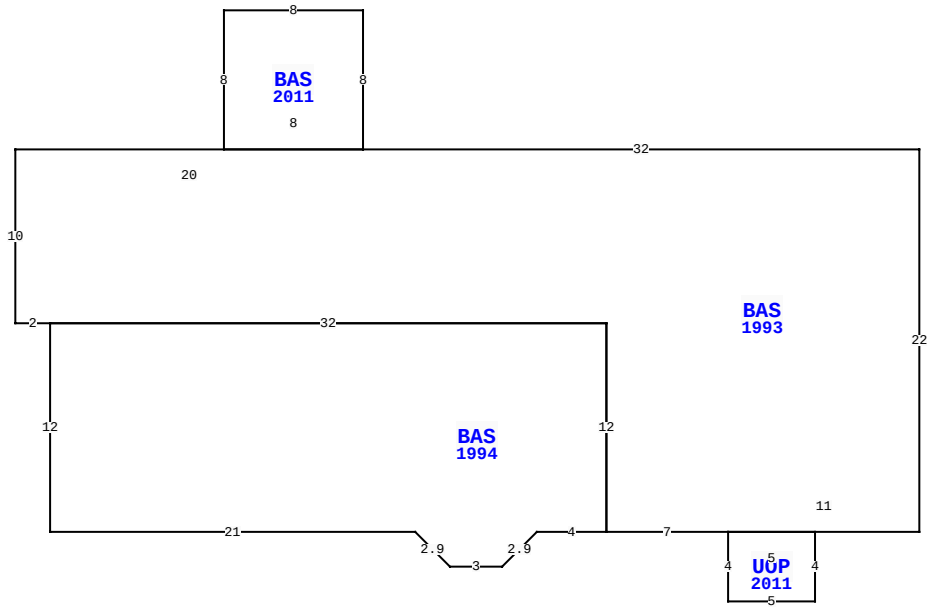
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	1993	736	14,182
BAS	394	100	1994	394	7,592
BAS	64	100	2011	64	1,233
UOP	20	25	2011	5	96
TOTALS	1,214			1,199	23,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,199	80.2900	64.23	77,012	1964	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1194 HX Base Yr



1458 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	23,104
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	140,104
SOH/AGL Deduction	60,569
ASSESSED VALUE	79,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,535
TOTAL JUST VALUE	140,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E963070	CHNGE SRVC	0	09/01/1996
6483	ADDITION	14,640	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1035	8/09/1999	WD	Q	I	01	24,900
GRANTOR: STEFANKO KRYSTYNA TRU						
GRANTEE: NOWICKA KRYSTYNA						
0785/1476	2/25/1997	WD	Q	I		23,000
GRANTOR: SMITH VERNON CONWAY J						
GRANTEE: STEFANKO KRYSTYNA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32BAS=[YR=2011] N8W8S8E8$ W20S10 E2
BAS=[YR=1994] S12E21 D2 R2 E3 U2 R2 E4N12W32$ E32S12E7
UOP=[YR=2011] S4E5N4W5$ E11N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS