BLK 206 LOT 5
IN OR 535/221
CITY OF FDNA BEACH S/D OF

ARTHUR JACQUELINE M
96096 BAKER DRIVE
YULEE, FL 32097

2025

00-00-31-1800-0206-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

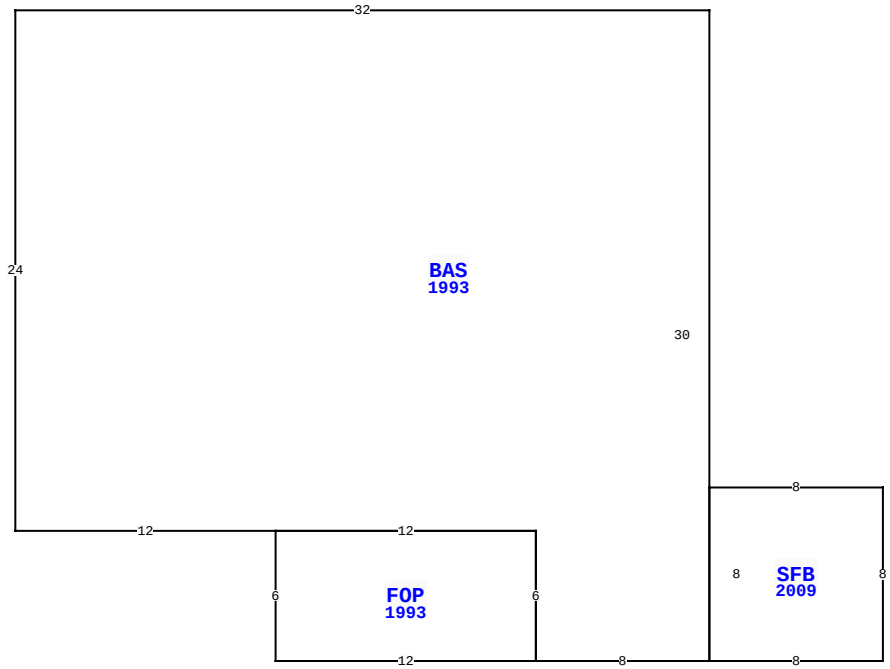
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	76,180
FOP	72	30	1993	22	2,054
SFB	64	80	2009	51	4,761
TOTALS	952			889	82,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	110.8080	110.81	98,510	1963	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 867 HX Base Yr



1563 S 6TH ST, FERNANDINA BEACH

BLD DATE	04/08/2015 KK	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	82,995
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,500
TOTAL MARKET VALUE	206,495
SOH/AGL Deduction	55,379
ASSESSED VALUE	151,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,116
TOTAL JUST VALUE	206,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995611	CHNGE SRVC	0	02/08/1999
B0503	REPAIR/RRF	1,500	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0535/0221	1/20/1988	WD	U	I	18	100
GRANTOR:						
GRANTEE:						
0535/0220	1/20/1988	WD	Q	I	01	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E12 FOP=[YR=1993] S6 E12 N6W12$ E12 S6 E8 SFB=[YR=2009] E8 N8 W8 S8$ N30$.

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	100.00	100.00	100.00	FF		1.00	1.00	0.95	1,300.00	1,235.00	123,500							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 123,500 Market: 0 Agricultural: 0 Common: 123,500 PRINTED 07/30/2025 BY SYS