BLOCK 288 LOT 4 & S1/2 LOT 5
CITY OF FDNA BEACH

ABACO TRUST DATED 5/7/2020/TENNILLE TERRI GRAY TRU
731 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0288-0055

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	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

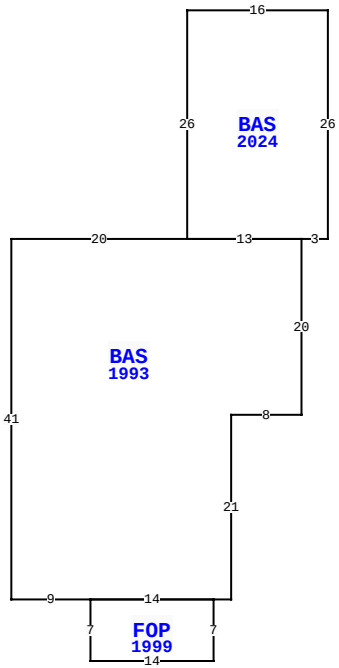
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1993	1,185	178,044
BAS	416	100	2024	416	62,503
FOP	98	30	1999	29	4,357
TOTALS	1,699			1,630	244,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,630	116.7390	154.10	251,183	1941	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



731 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,765
TOTAL MARKET OB/XF VALUE		26,392
TOTAL LAND VALUE - MARKET		332,500
TOTAL MARKET VALUE		621,657
SOH/AGL Deduction		209,728
ASSESSED VALUE		411,929
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		356,207
TOTAL JUST VALUE		621,657
NCON VALUE		23,625
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0621	POOL		11/01/2023
20230174	ADDITION	115,000	05/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1206	7/02/2025	WD	Q	I	01	375,000
GRANTOR: TRUE COURSE YACHT MAN						
GRANTEE: ABACO TRUST						
2542/1110	2/28/2022	WD	Q	I	01	380,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: ABACO TRUST, TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 W20 S41 E9 E14 E2 N21 E8 N20 $
FOP=[YR=1999;ORIG=-24,41] S7 E14 N7 W14 $
BAS=[YR=2024;ORIG=-13,-26] E16 S26 W3 W13 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	100	0	0	385.00	SF	6.50	6.50	100	2024	1980		30	751	
2	0681	POLE SHED	0	100	42	16	672.00	SF	15.00	15.00	100	1989	1989	3	20	2,016	
3	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2025	2024		100	3,250	
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2025	2024		100	17,000	
5	0754	FOP	0	100	15	15	225.00	SF	15.00	15.00	100	2025	2024		100	3,375	

LAND DESCRIPTION

TOTAL OB/XF 26,392

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	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							
2	004001	C	V IND/XFOB	100	0006	I-1	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	12.00	12.00	120,000							

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.34 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 07/30/2025 BY SYS

BLOCK 288 LOT 4 & S1/2 LOT 5
CITY OF FDNA BEACH

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2025

00-00-31-1800-0288-0055

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

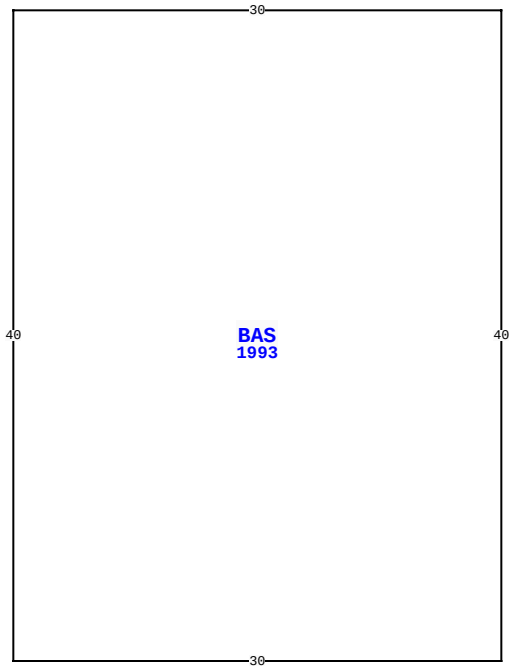
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	17,862
TOTALS	1,200			1,200	17,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	1,200	63.0000	29.77	35,724	1989	1989	0	0	0	50.00	50.00

2 GARAGE – 0% - 0 Heated Area: 1200 HX Base Yr 2024



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GRANTOR: INCOAST GROUP LLC						
GRANTEE: ABACO TRUST, TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S40 E30 N40 $.

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

REVIEW DATE 12/13/2024 BY HS Total Acres: 0.34 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 07/30/2025 BY SYS