BLOCK 294 N1/2 OF LOT 8 (S-1)
IN OR 2056/779
CITY OF FDNA BEACH

801 S 6TH STREET LLC
803 S 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0294-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

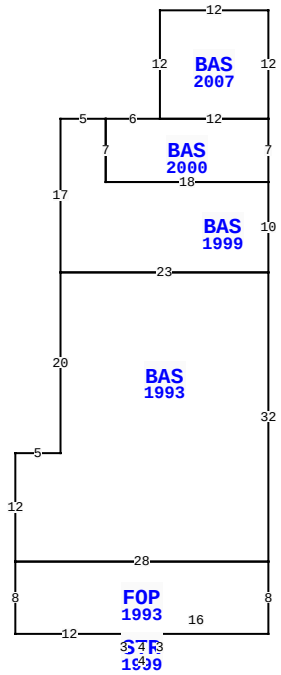
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	796	100	1993	796	73,674
BAS	265	100	1999	265	24,527
BAS	126	100	2000	126	11,662
BAS	144	100	2007	144	13,328
FOP	224	30	1993	67	6,201
STR	12	10	1999	1	92
TOTALS	1,567			1,399	129,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,399	106.0800	106.08	148,406	1925	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1331 HX Base Yr



801 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,484
TOTAL MARKET OB/XF VALUE	2,563
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	344,547
SOH/AGL Deduction	146,551
ASSESSED VALUE	197,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,996
TOTAL JUST VALUE	344,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990579	REPAIR PLUMB.EQUI	0	06/03/1999
990578	RENOVATE HOME	8,500	06/01/1999
990413	ELEC.ALTERATION	0	05/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0779	6/28/2016	WD	U	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: 801 S 6TH STREET LL						
1536/1116	11/19/2007	WD	Q	I	01	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANGANARO MARIO P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12S12 BAS=[YR=2000] W6 BAS=[YR=1999] W5S17 BAS=[YR=1993] S20W5S12 FOP=[YR=1993] S8E12 STR=[YR=1999] S3E4N3W4 $ E16N8W28$ E28N32W23$ E23N10 W18N7$ S7E18N7W12$ E12N12$.

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	13	4	52.00	SF	6.50	6.50	100	2000	2000	3	77	260	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
3	0476	VF 6 SBPL	0	0	0	0	34.00	LF	32.00	32.00	100	2000	2000	3	48	522	
4	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2007	2007	3	69	414	
5	1242	WD DECK A	0	0	15	5	75.00	SF	10.00	10.00	100	2000	2000	3	20	150	
6	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	2007	2007	3	87	288	
7	1242	WD DECK A	0	0	0	0	242.00	SF	10.00	10.00	100	2000	2000	3	20	484	
8	0820	WOOD WALK	0	0	16	4	64.00	SF	11.75	11.75	100	2007	2007	3	40	301	

LAND DESCRIPTION

TOTAL OB/XF 2,563

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	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS