

LOT 6
ST PATRICKS COVE PB 3/26

SMITH VIRGINIA R
615 DONNIE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1993	1,122	118,034
BAS	850	100	2022	850	89,420
FGR	288	55	1993	158	16,621
FOP	20	30	1993	6	631
FOP	784	30	2016	235	24,722
FUS	850	100	1993	850	89,420
PTO	15	5	1993	1	105
UOP	150	20	1993	30	3,156
TOTALS	4,079			3,252	342,110

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0 100	34	4	136.00	SF	10.00	10.00
3	1242	WD DECK A	0 100	0	0	88.00	SF	10.00	10.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,252	113.2060	118.87	386,565	1982	2002	0	0	0 11.50	88.50
1 SINGLE FAM 100% - 2022 Heated Area: 2822 HX Base Yr 2022											
615 DONNIE LN, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		342,110	
TOTAL MARKET OB/XF VALUE		3,945	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		596,055	
SOH/AGL Deduction		108,092	
ASSESSED VALUE		487,963	
TOTAL EXEMPTION VALUE		61,411	
BASE TAXABLE VALUE		426,552	
TOTAL JUST VALUE		596,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632652	SUMKITCH	17,186	07/01/2016
B21981	REMODEL	14,264	10/01/2008
2051	H/AC	0	02/12/1987
8874	GARAGE	18,580	02/12/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2416/0954	12/14/2020	WD	Q	I	02
GRANTOR: WALDIS ALBERT G LIVIN					SALE PRICE 430,000
GRANTEE: SMITH VIRGINIA R					
2063/1292	8/04/2016	WD	U	I	11
GRANTOR: WALDIS ALBERT G					100
GRANTEE: ALBERT G WALDIS LIV					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FOP=[YR=2016] N28 W28 S28 FGR=[YR=1993] W8 BAS=[YR=2022] W25 S34 E25 N34 \$ S24 E12 N24 W4\$ E28\$ W24S22 E12 FOP=[YR=1993] S4 PTO=[YR=1993] S3 E5 N3 W5 \$ E5 N4 W5\$ E5 S12 E22 N34 \$ PTR= E15 FUS=[YR=1993] E25 S34 UOP=[YR=1993] S6 W25N6 E25 \$ W25 N34 \$W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2125.00	100.00	125.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	2,000.00	2,000.00	250,000		