BLOCK 28 PT OF LOT 13
IN OR 2670/561
CITY OF FDNA BEACH

WHITESIDES RANDY D/PENCE DAWN H
214 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0028-0130

BUILDING CHARACTERISTICS

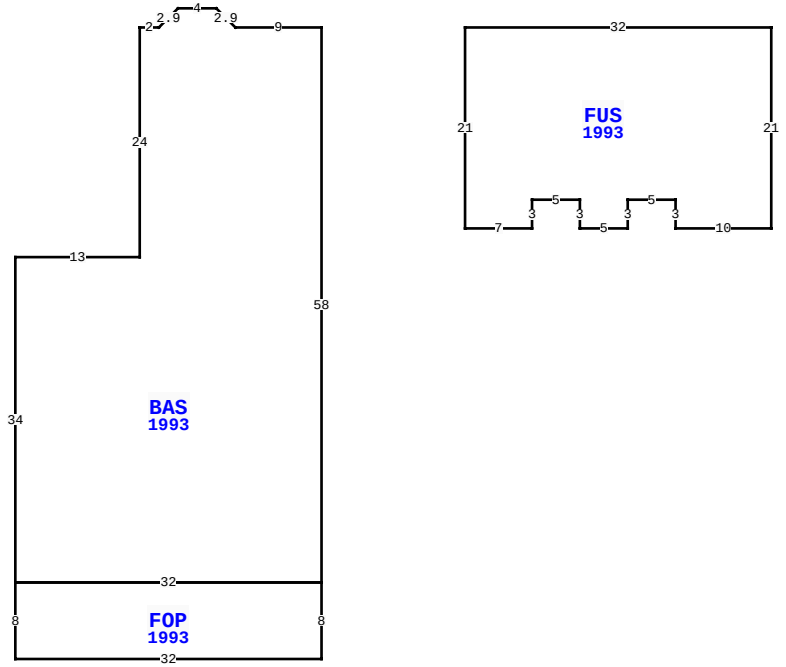
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	326,366
FOP	256	30	1993	77	16,151
FUS	642	100	1993	642	134,657
TOTALS	2,454			2,275	477,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,275	132.3098	219.63	499,658	1900	2015	0	0	0	4.50	95.50

1 SFR CUST 0% - 2024 Heated Area: 2198 HX Base Yr



111 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 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	477,173
TOTAL MARKET OB/XF VALUE	8,388
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	760,561
SOH/AGL Deduction	0
ASSESSED VALUE	760,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	760,561
TOTAL JUST VALUE	760,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	732,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190481	REMOD KITCH	35,000	07/26/2019
20034272	CITY SEWER HOOK-U	0	12/08/2003
20032532	REROOF W/30YR SHN	2,000	02/18/2003
20032490	PLUMBING REMODEL	9,000	02/11/2003
20032288	NEW H/AC SYSTEM	7,000	01/07/2003
20032289	NEW 200 AMP	9,000	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/561	9/26/2023	TD	Q	I	01	715,000
GRANTOR: BRACEWELL K MAC JR CO						
GRANTEE: WHITESIDES RANDY D						
2613/1643	1/17/2023	SW	U	I	11	100
GRANTOR: STOCKINGER JANNA						
GRANTEE: STOCKINGER JANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 U2 L2 W4 L2 D2 W2 S24 W13 S34
FOP=[YR=1993] S8 E32 N8 W32$ E32 N58 $ PTR= E15
FUS=[YR=1993] E32 S21 W10 N3 W5 S3 W5 N3 W5 S3 W7 N21$ W15 $
.

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	5,950	
2	1242	WD DECK A	0	0	24	13	304.00	SF	10.00	10.00	100	2003	2003	3	20	608	
3	0940	SHEDS/PORT	0	0	11	16	176.00	SF	33.00	33.00	100	2004	2004	3	20	1,162	
5	1242	WD DECK A	0	0	0	0	334.00	SF	10.00	10.00	100	2004	2004	3	20	668	

LAND DESCRIPTION

TOTAL OB/XF 8,388

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS