BLOCK 31 LOTS 2 3 12 & 13
IN OR 333 PG 3
CITY OF FDNA BEACH

BURGESS CERVERA
117 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0031-0020

BUILDING CHARACTERISTICS

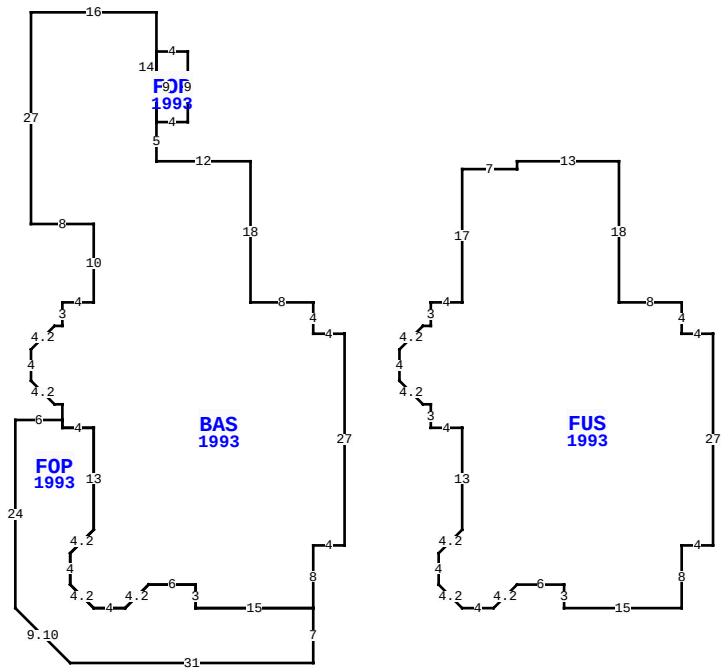
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,022	100	1993	2,022	260,215
FOP	36	30	1993	11	1,415
FOP	479	30	1993	144	18,532
FUS	1,647	100	1993	1,647	211,955
TOTALS	4,184			3,824	492,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,824	109.8900	152.75	584,116	1900	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 0 Heated Area: 3669 HX Base Yr



117 N 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		492,118
TOTAL MARKET OB/XF VALUE		5,115
TOTAL LAND VALUE - MARKET		671,000
TOTAL MARKET VALUE		1,168,233
SOH/AGL Deduction		923,538
ASSESSED VALUE		244,695
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		188,284
TOTAL JUST VALUE		1,168,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,058,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101159	REPAIR/RRF	3,000	07/16/2010
20081058	REPAIR/RRF	500	06/23/2006
20051391	REMODEL	1,000	03/10/2005
10203	REPAIR/RRF	14,250	12/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0003	3/01/1981	FS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400	
2	0510	GARAGE WD-	0	100	12	21	252.00	SF	35.00	35.00	100	1981	1981	3	20	1,764	
3	0350	CARPORT WD	0	100	0	0	858.00	SF	13.00	13.00	100	1981	1981	3	20	2,231	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1981	1981	3	20	720	

BUILDING DIMENSIONS

BAS=[YR=1993] W8N18W12N5FOP=[YR=1993] E4N9 W4S9$
N14W16S27E8S10W4S3W1 D3 L3 S4 D3 R3 E1S2 FOP=[YR=1993] W6S24
D7 R7 E31N7W15N3W6 D3 L3 W4 U3 L3 N4 U3 R3 N13W4 N1$S1 E4S13
D3 L3 S4 D3 R3 E4 U3 R3 E6S3E15N8 E4N27W4N4$ PTR=E15
FUS=[YR=1993] S3 W1 D3 L3 S4 D3 R3 E1S3E4S13 D3 L3 S4 D3 R3
E4 U3 R3 E6S3E15N8E4 N27W4N4W8N18W13S1W7S17W4$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,115

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	0003	R-2	100.00	200.00	100.00	FF		1.00	1.00	1.22	5,500.00	6,710.00	671,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 671,000 Market: 0 Agricultural: 0 Common: 671,000 PRINTED 07/09/2026 BY SYS