



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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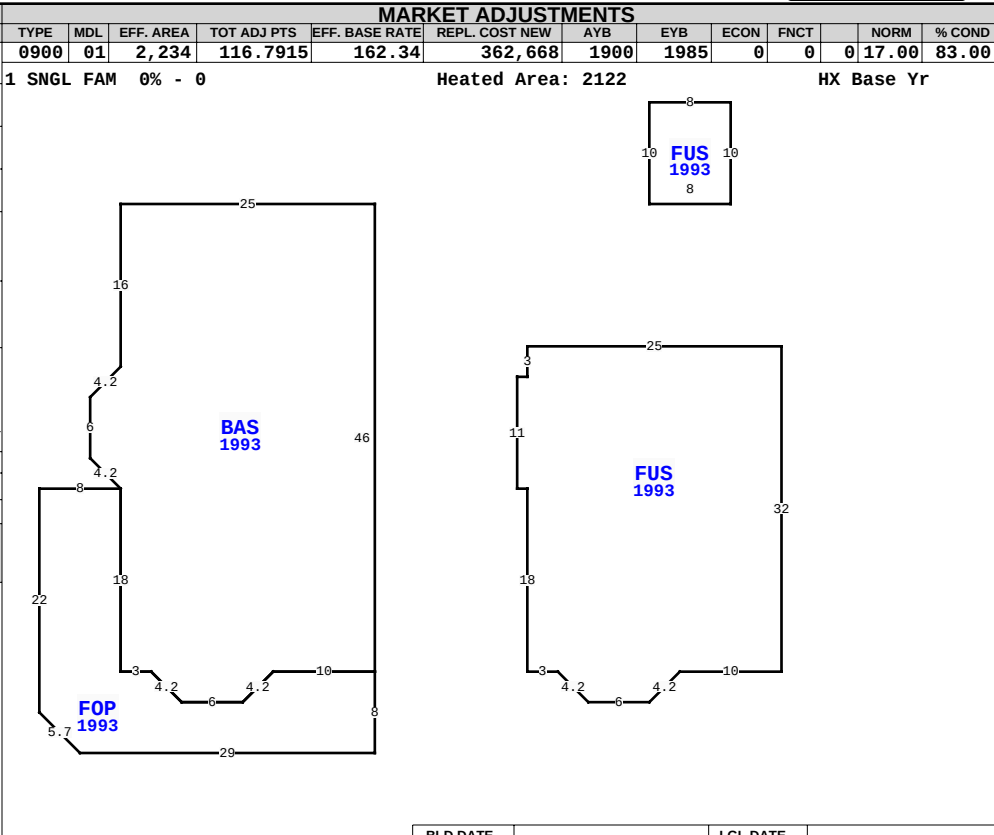
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1993	1,204	162,229
FOP	373	30	1993	112	15,091
FUS	80	100	1993	80	10,779
FUS	838	100	1993	838	112,914
TOTALS	2,495			2,234	301,014

EXTRA FEATURES	
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L N	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
3	0819	CONC 12"	0	0	0	0			55.00	SF	9.50				125	
5	1126	CB/STC 8"	0	0	2	151			302.00	SF	8.00				483	
8	0940	SHEDS/PORT	0	0	6	6			36.00	SF	30.00				216	
9	0860	POOL/SPA	0	0	0	0			1.00	UT	50,000.00				50,000	

LAND DESCRIPTION			TOTAL OB/XF 50,824													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	5,500.00	5,500.00

REVIEW DATE	01/01/2023	BY	CD
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103 N 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2026	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 50,824																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	5,500.00	5,500.00

Total Acres: 0.00	Total Land Value: 550,000	Market: 0	Agricultural: 0	Common: 550,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				301,014	
TOTAL MARKET OB/XF VALUE				50,824	
TOTAL LAND VALUE - MARKET				550,000	
TOTAL MARKET VALUE				901,838	
SOH/AGL Deduction				86,478	
ASSESSED VALUE				815,360	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				815,360	
TOTAL JUST VALUE				901,838	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				800,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080864	H/AC	6,000	05/22/2008
011402	REPAIR/RRF	2,000	06/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0176	1/20/2021	WD	Q	I	01	695,100
GRANTOR: DAVIS MICHAEL B						
GRANTEE: FURMAN ASHLEY RIGGA						
1437/1808	8/18/2006	PR	Q	I	01	100
GRANTOR: DAVIS MICHAEL B P/R						
GRANTEE: DAVIS MICHAEL B						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W25 S16 L3 D3 S6 D3 R3 FOP=[YR=1993] W8S22 D4 R4 E29 N8W10 D3 L3 W6 U3 L3 W3N18\$ S18E3 R3 D3 E6 R3 U3 E10 N46\$ PTR=S14E15 FUS=[YR=1993] S3W1S11E1S18E3 R3 D3 E6 R3 U3 E10 N32W25\$ W15N14\$ PTR=E35 FUS=[YR=1993] N10W8S10E8\$W35 \$.																