BLOCK 32 LOT 10
CITY OF FDNA BEACH

WILSON EDWARD E & MARIA FERRANTE
221 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0032-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

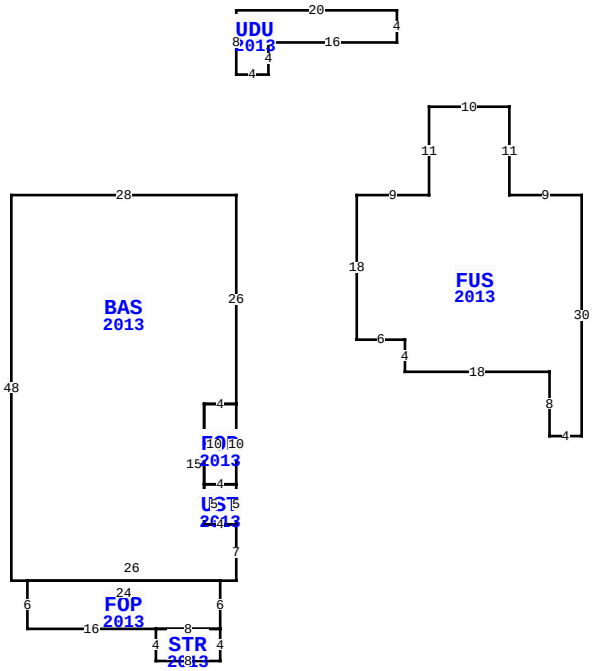
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,284	100	2013	1,284	294,427
FOP	40	30	2013	12	2,752
FOP	144	30	2013	43	9,860
FUS	734	100	2013	734	168,309
STR	32	10	2013	3	688
UDU	96	55	2013	53	12,153
UST	20	45	2013	9	2,064
TOTALS	2,350			2,138	490,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,138	146.1768	242.65	518,786	2013	2013	0	0	0	5.50	94.50

2 SFR CUST 100% - 2024 Heated Area: 2018 HX Base Yr 2024



221 N 6TH ST, FERNANDINA BEACH

BLD DATE	07/11/2013 DJKK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		490,253
TOTAL MARKET OB/XF VALUE		16,543
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		781,796
SOH/AGL Deduction		535,016
ASSESSED VALUE		246,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,369
TOTAL JUST VALUE		781,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162384	CARPORT	9,373	08/30/2016
20121543	NEW CONSTR	270,000	07/16/2012
20012049	DEMOLISH OLD HOME	4,000	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1479	8/09/2023	WD	Q	I	01	940,000
GRANTOR: PIERCE FAMILY IRREVOC						
GRANTEE: WILSON EDWARD E & M						
2245/0880	11/23/2018	WD	U	I	11	100
GRANTOR: PIERCE PHIL & BETTY R						
GRANTEE: PIERCE FAMILY IRREV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 S48 E2 FOP=[YR=2013] S6 E16 STR=[YR=2013] S4 E8 N4 W8$ E8 N6 W24$ E26 N7 UST=[YR=2013] N5 FOP=[YR=2013] N10 W4 S10 E4$ W4 S5 E4$ W4 N15 E4 N26$ PTR=E15 FUS=[YR=2013] E9 N11 E10 S11 E9 S30 W4 N8 W18 N4 W6 N18$ W15$ PTR= N15 UDU=[YR=2013] N8 E20 S4 W16 S4 W4$ S15$.

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
2	0510	GARAGE WD-	0	100	10	10	100.00	SF	105.00	105.00	100	2016	2016	3	75	7,875	
3	0350	CARPORT WD	0	100	10	22	220.00	SF	26.00	26.00	100	2016	2016	3	65	3,718	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 16,543

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	0005	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