BLOCK 32 LOT 11
CITY OF FDNA BEACH

HAYS CAROL C & MICHAEL S
217 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0032-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

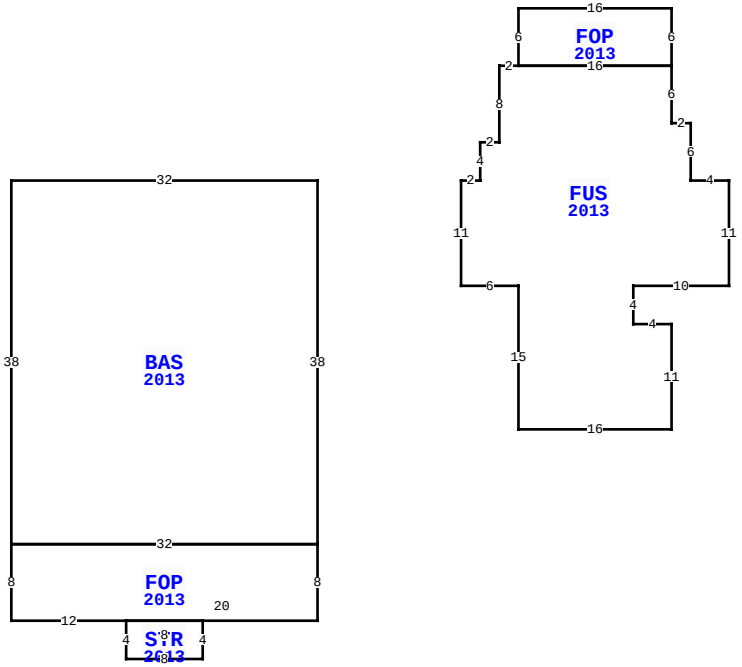
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2013	1,216	169,288
FOP	96	30	2013	29	4,037
FOP	256	30	2013	77	10,720
FUS	768	100	2013	768	106,919
STR	32	10	2013	3	418
TOTALS	2,368			2,093	291,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,093	105.9870	147.32	308,341	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2014 Heated Area: 1984 HX Base Yr 2014



217 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		291,382
TOTAL MARKET OB/XF VALUE		4,190
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		570,572
SOH/AGL Deduction		298,444
ASSESSED VALUE		272,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,717
TOTAL JUST VALUE		570,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121909	NEW CONSTR	227,470	09/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0775	10/29/2021	QC	U	I	11	100
GRANTOR: HAYS CAROL C						
GRANTEE: HAYS MICHAEL S & CA						
1758/0031	9/23/2011	WD	Q	V	02	85,000
GRANTOR: MEGER BRUCE						
GRANTEE: HAYS CAROL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W32 S38 FOP=[YR=2013] S8 E12 STR=[YR=2013] S4 E8 N4 W8$ E20 N8 W32$ E32 N38$ PTR=E15 FUS=[YR=2013] E2 N4 E2 N8 E2 FOP=[YR=2013] N6 E16 S6 W16$ E16 S6 E2 S6 E4 S11 W10 S4 E4 S11 W16 N15 W6 N11$ 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	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2013	2013	3	50	900	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 4,190

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