BLOCK 32 LOT 12
IN OR 978/1924
CITY OF FDNA BEACH

MEGER BRUCE E
213 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0032-0120

BUILDING CHARACTERISTICS

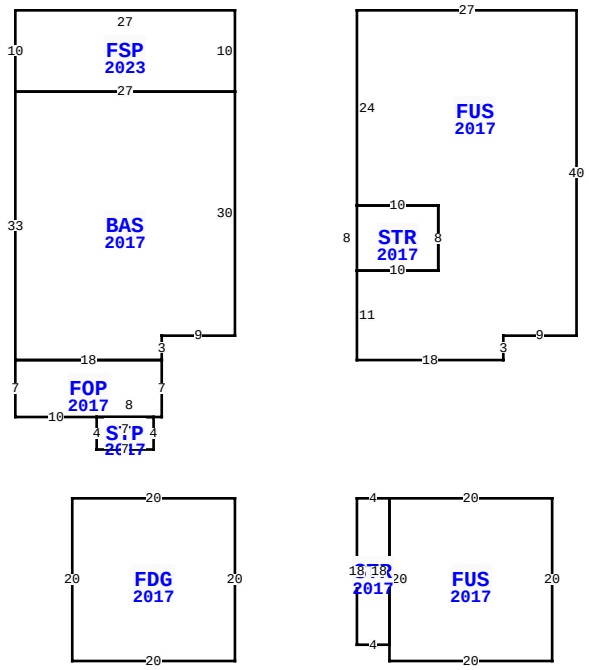
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	864	100	2017	864	173,047
FDG	400	60	2017	240	48,069
FOP	126	30	2017	38	7,611
FSP	270	40	2023	108	21,630
FUS	400	100	2017	400	80,114
FUS	1,054	100	2017	1,054	211,101
STP	28	10	2017	3	601
STR	72	10	2017	7	1,402
STR	80	10	2017	8	1,602
TOTALS	3,294			2,722	545,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,722	125.0304	207.55	564,951	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2019 Heated Area: 2318 HX Base Yr 2019



213 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		545,178
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		820,178
SOH/AGL Deduction		263,765
ASSESSED VALUE		556,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		505,002
TOTAL JUST VALUE		820,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160708	CO ISSUED	0	03/20/2018
20160708	NEW CONSTR	227,589	03/15/2016
20160710	GARAGE	35,704	03/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/1924	4/03/2001	WD	Q	V		33,500
GRANTOR: HAZEL MAGGIE E STAYS						
GRANTEE: MEGER BRUCE E						
0257/0673	7/15/1977	MS	U	I	11	100
GRANTOR: STAYS JAMES L						
GRANTEE: STAYS HAZEL MAGGIE						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

PTR=[ORIG=0,0] S60 W20 N60 E20 $
FUS=[YR=2017;ORIG=15,0] E27 S40 W9 S3 W18 N11 E10 N8 W10 N24 $
PTR=[ORIG=0,0] S60 E15 N60 W15 $
BAS=[YR=2017;ORIG=-27,10] S33 E18 N3 E9 N30 W27 $
FDG=[YR=2017;ORIG=-20,60] E20 S20 W20 N20 $
FUS=[YR=2017;ORIG=19,60] E20 S20 W20 N20 $
FOP=[YR=2017;ORIG=-27,43] S7 E10 E8 N7 W18 $
STR=[YR=2017;ORIG=15,32] N8 E10 S8 W10 $
STR=[YR=2017;ORIG=15,60] E4 S18 W4 N18 $
STP=[YR=2017;ORIG=-17,50] S4 E7 N4 W7 $
PTR=[ORIG=0,0] E15 W15 $

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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