BLOCK 32 LOT 13
CITY OF FDNA BEACH

WHITE ALAN M & LEE ANNE R/
1138 GREEN STREET CIRCLE
GAINESVILLE, GA 30501

2026

00-00-31-1800-0032-0130

BUILDING CHARACTERISTICS

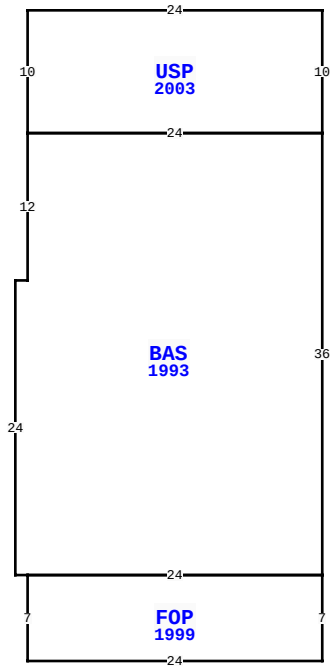
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	888	100	1993	888	133,705
FOP	168	30	1999	50	7,528
USP	240	30	2003	72	10,841
TOTALS	1,296			1,010	152,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,010	127.4400	177.14	178,911	1925	1995	0	0	0	15.00	85.00

1 SNGL FAM 0% - 0 Heated Area: 888 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/05/2026 MLU
AG DATE	

209 N 6TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,074
TOTAL MARKET OB/XF VALUE	630
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	427,704
SOH/AGL Deduction	84,294
ASSESSED VALUE	343,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,410
TOTAL JUST VALUE	427,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132823	H/AC	3,500	12/13/2013
20120074	16SQ METAL ROOF	7,425	01/17/2012
990101	INT./EXT. REPAIRS	20,000	03/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/480	4/13/2023	WD	U	I	16	225,000
GRANTOR: WILLIAMS FMAILY TRUST						
GRANTEE: WHITE ALAN M & LEE						
2459/1013	4/30/2021	WD	U	I	16	100
GRANTOR: WILLIAMS MARC D & BEV						
GRANTEE: WILLIAMS FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W24 S10 BAS=[YR=1993] S12 W1 S24 E1
FOP=[YR=1999] S7 E24 N7 W24 $ E24 N36 W24 $ E24 N10 $.

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	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1999	1999	3	20	48	
2	0350	CARPORT WD	0	0	16	14	224.00	SF	13.00	13.00	100	2003	2003	3	20	582	

LAND DESCRIPTION

TOTAL OB/XF 630

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	0	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