BLOCK 33 LOT 10
CITY OF FDNA BEACH

KUNKLE LIVING TRUST/KUNKLE RICHARD W TRUSTEE
331 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0033-0100

BUILDING CHARACTERISTICS

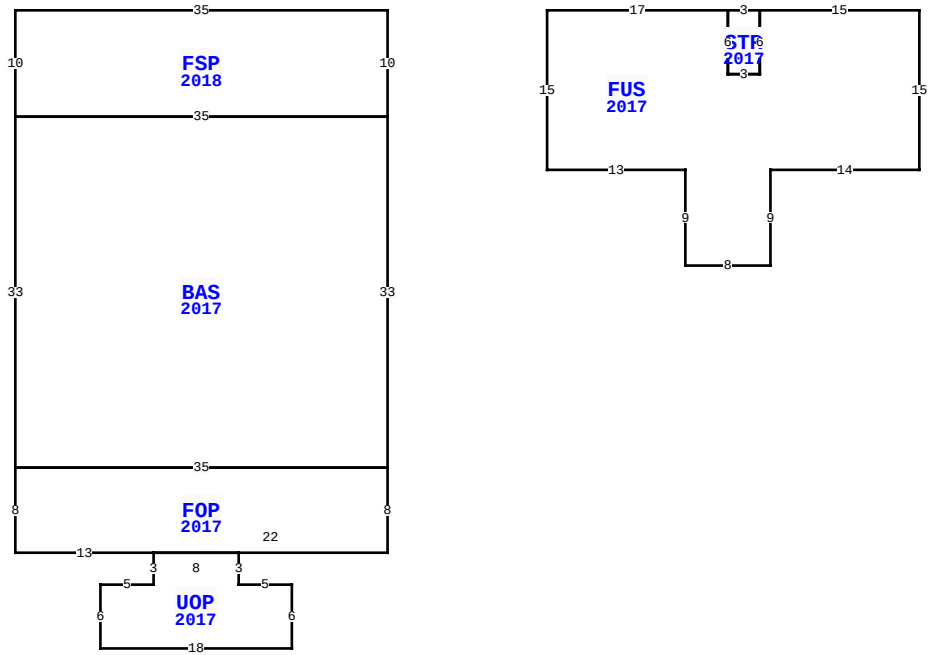
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100	2017	1,155	258,771
FOP	280	30	2017	84	18,819
FSP	350	40	2018	140	31,366
FUS	579	100	2017	579	129,721
STR	18	10	2017	2	448
UOP	132	20	2017	26	5,825
TOTALS	2,514			1,986	444,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,986	139.8607	232.17	461,090	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2019 Heated Area: 1734 HX Base Yr 2019



331 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		444,952
TOTAL MARKET OB/XF VALUE		47,668
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		742,620
SOH/AGL Deduction		234,446
ASSESSED VALUE		508,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		456,763
TOTAL JUST VALUE		742,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181266	SWIM POOL	30,000	04/17/2018
20162297	NEW CONSTR	209,802	08/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/1504	6/05/2020	WD	U	I	11	100
GRANTOR: KUNKLE RICHARD W & RU						
GRANTEE: KUNKLE LIVING TRUST						
2187/0455	4/02/2018	WD	Q	I	02	488,000
GRANTOR: PELICAN PROPERTIES OF						
GRANTEE: KUNKLE RICHARD W &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W35 S10 BAS=[YR=2017] S33 FOP=[YR=2017] S8 E13 UOP=[YR=2017] S3 W5 S6 E18 N6 W5 N3 W8$ E22 N8 W35 $ E35 N33 W35$ E35 N10$ PTR= E15 FUS=[YR=2017] E17 STR=[YR=2017] E3 S6 W3 N6$ S6 E3 N6 E15 S15 W14 S9 W8 N9 W13 N15$ 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
3	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	70	84	
4	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2017	2017	3	70	84	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,668

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	5,000.00	5,000.00	250,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS