BLOCK 33 LOT 11
CITY OF FDNA BEACH

BELL JAMES & HELEN FAM TRUST/BELL JAMES D TRUSTEE
323 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0033-0110

BUILDING CHARACTERISTICS

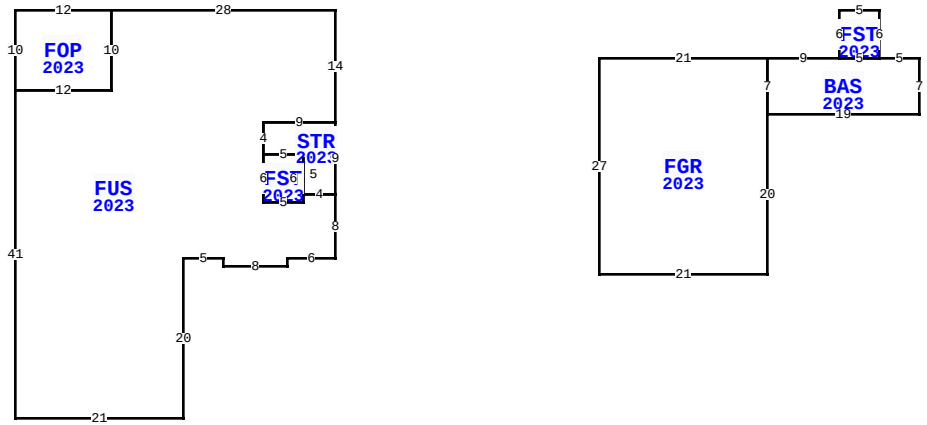
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	.2	N/A 100
Units		0 100
Quality	03	Quality Level 03
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	133	100	2023	133	20,824
FGR	567	55	2023	312	48,850
FOP	120	30	2023	36	5,636
FST	30	55	2023	16	2,505
FST	30	55	2023	16	2,505
FUS	1,462	100	2023	1,462	228,903
STR	56	10	2023	6	940
TOTALS	2,398			1,981	310,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,981	113.7780	158.15	313,295	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2023 Heated Area: 1595 HX Base Yr



323 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	363,661
TOTAL MARKET OB/XF VALUE	54,185
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	667,846
SOH/AGL Deduction	26,243
ASSESSED VALUE	641,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	641,603
TOTAL JUST VALUE	667,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/22/2023
20230312	911=14.5*20	0	06/06/2023
20222634	8*14 861	36,000	02/07/2023
20211086	NEW CONSTR	0	02/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0070	9/18/2020	WD	Q	V	02	200,000
GRANTOR: DUBOIS JERRY D						
GRANTEE: BELL JAMES & HELEN						
2188/1647	4/06/2018	WD	Q	V	05	229,800
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: TOWNSEND-DUBOIS SUS						

BUILDING NOTES

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	0860	POOL/SPA	1	0	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	
4	0910	SCRN RM L	1	0	20	15	300.00	SF	15.00	15.00	100	2023	2023		93	4,185	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=52,10] W28 S10 W12 S41 E21 N20 E5 S1 E8 N1 E6 N8 W4 S1 W5 N6 N4 E9 N14 $
FOP=[YR=2023;ORIG=12,10] E12 S10 W12 N10 $
STR=[YR=2023;ORIG=43,24] E9 S9 W4 N5 W5 N4 $
FST=[YR=2023;ORIG=43,28] E5 S6 W5 N6 $
FST=[YR=2023;ORIG=120,10] W5 S6 E5 N6 $
BAS=[YR=2023;ORIG=120,16] E5 S7 W19 N7 E9 E5 $
FGR=[YR=2023;ORIG=106,23] S20 W21 N27 E21 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 54,185

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	5,000.00	5,000.00	250,000							

REVIEW DATE 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame SELECT	NEW	N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

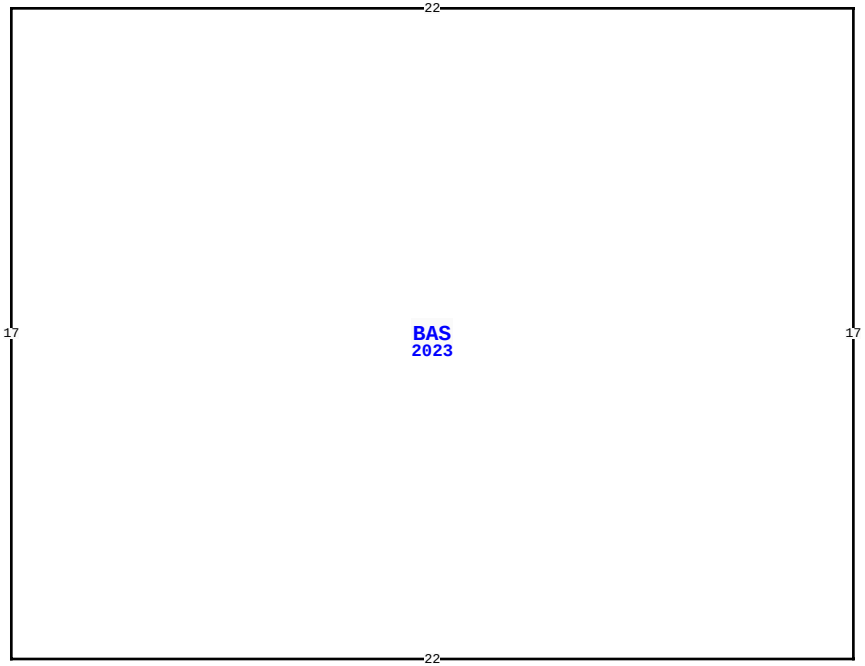
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	374	100	2023	374	53,499
TOTALS	374			374	53,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	374	137.6100	144.49	54,039	2022	2022	0	0	0	1.00	99.00

2 SINGLE FAM 0% - 2023 Heated Area: 374 HX Base Yr



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GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: TOWNSEND-DUBOIS SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W22 S17 E22 N17 $
.

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

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

REVIEW DATE 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS