BLOCK 34 N1/2 LOT 3
CITY OF FDNA BEACH

MONTGOMERY RICHARD W TRUST/MONTGOMERY RICHARD WADE
7874 PRESERVATION RD
TALLAHASSEE, FL 32312

2026

00-00-31-1800-0034-0031

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

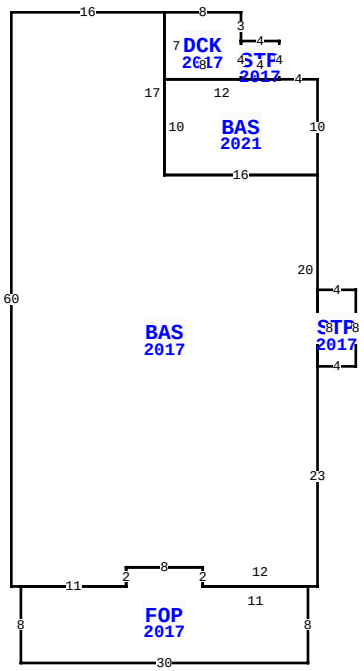
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2017	1,632	328,189
BAS	160	100	2021	160	32,175
DCK	56	10	2017	6	1,206
FOP	256	30	2017	77	15,484
STP	16	10	2017	2	402
STP	32	10	2017	3	603
TOTALS	2,152			1,880	378,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,880	125.5380	208.39	391,773	2017	2017	0	0	0	3.50	96.50

2 SFR CUST 0% - 0 Heated Area: 1792 HX Base Yr



224 N 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	02/22/2007 PH	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	378,061
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	656,456
SOH/AGL Deduction	10,529
ASSESSED VALUE	645,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	645,927
TOTAL JUST VALUE	656,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	587,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200751	ADDITION	0	11/02/2020
20162467	NEW CONSTR	192,101	09/12/2016
20062067	DEMOLITION	1,000	09/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1151	5/22/2026	WD	Q	I	01	705,000
GRANTOR: GARDNER JULIE H & LEW						
GRANTEE: MONTGOMERY RICHARD						
2147/1174	9/25/2017	WD	Q	I	01	477,500
GRANTOR: SAITOW PROPERTIES LLC						
GRANTEE: GARDNER JULIE H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 STP=[YR=2017] N4 W4 DCK=[YR=2017] N3 W8
BAS=[YR=2017] W16 S60 E1 FOP=[YR=2017] S8 E30 N8 W11 N2 W8 S2
W11$ E11 N2 E8 S2 E12 N23 STP=[YR=2017] E4 N8 W4 S8$ N20 W16
N17$ S7 E8 N4$ S4 E4$ W12 S10 E16 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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