BLOCK 34 S1/2 OF LOT 6 &
W1/2 OF LOT 7 & W1/3 OF 8
PT OR 2358/252

TANIS ARNOLD L REVOCABLE TRUST/TANIS ARNOLD L CO-T
614 BROOME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0034-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

N 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,734
TOTAL MARKET VALUE	6,734
SOH/AGL Deduction	6,283
ASSESSED VALUE	451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451
TOTAL JUST VALUE	6,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0252	4/03/2020	WD	U	V	11	100
GRANTOR: TANIS ARNOLD L ET AL						
GRANTEE: TANIS ARNOLD L REVO						
1446/0816	9/21/2006	WD	Q	I	01	100
GRANTOR: TANIS ARNOLD L & MAXI						
GRANTEE: TANIS ARNOLD L ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009630	C	SWAMP	0	0005	R-2	50.00	200.00	50.00	FF		1.00	1.00	0.12	600.00	73.20	3,660							
2	009630	C	SWAMP	0	0005	R-2	42.00	200.00	42.00	FF		1.00	1.00	0.12	600.00	73.20	3,074							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.00 Total Land Value: 6,734 Market: 0 Agricultural: 0 Common: 6,734 PRINTED 07/09/2026 BY SYS