BLK 34 N1/2 OF LOT 4
IN OR 1906/1976
CITY OF FDNA BEACH

ROBINSON LAURA LEE
232 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0034-0041

NASSAU COUNTY PROPERTY

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 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

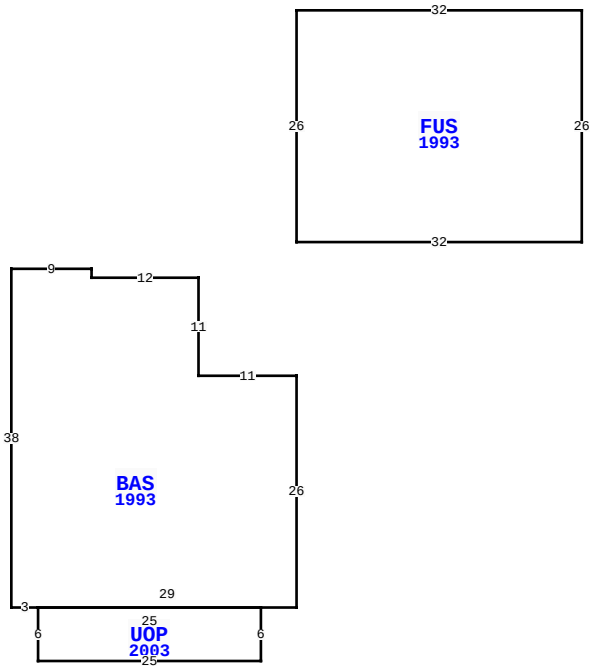
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	117,014
FUS	832	100	1993	832	90,817
UOP	150	20	2003	30	3,274
TOTALS	2,054			1,934	211,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	118.1292	124.04	239,893	1900	2000	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2015 Heated Area: 1904 HX Base Yr 2015



232 N 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,106
TOTAL MARKET OB/XF VALUE		621
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		486,727
SOH/AGL Deduction		260,222
ASSESSED VALUE		226,505
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,094
TOTAL JUST VALUE		486,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140540	DEMOLITION	0	03/20/2014
20022130	INT/EXT REPAIRS	17,000	12/13/2002
20021942	NEW PLUMBING	1,000	11/13/2002
20021208	ELEC.ALTERATIONS	3,000	11/01/2002
20012684	H/AC	7,000	12/20/2001
20011528	WINDOW REPLACEMEN	5,000	07/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1976	2/15/2014	WD	Q	I	02	193,000
GRANTOR: HOLT ANTHONY & DEBORA						
GRANTEE: ROBINSON LAURA LEE						
0995/1514	7/05/2001	WD	Q	I		50,000
GRANTOR: ANDERSON MARC						
GRANTEE: HOLT ANTHONY & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N11 W12 N1 W9 S38 E3 UOP=[YR=2003] S6 E25 N6 W25$ E29 N26$ PTR=N15 FUS=[YR=1993] N26 E32 S26 W32$ S15$
.

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	100	17	11	187.00	SF	15.00	15.00	100	2005	2005	3	21	589	
2	1242	WD DECK A	0	100	3	5	15.00	SF	10.00	10.00	100	2005	2005	3	21	32	

LAND DESCRIPTION

TOTAL OB/XF 621

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	5,500.00	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