BLOCK 35 LOT 1 &
W'LY 14.23 FT OF LOT 8
PT OR 1527/1276

KAVANAUGH ELWIN C III
102 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0035-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

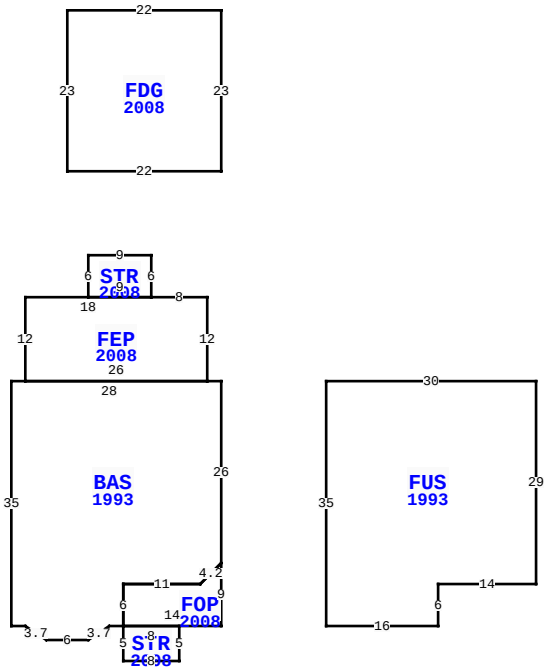
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1993	980	186,494
FDG	506	60	2008	304	57,851
FEP	312	80	2008	250	47,575
FOP	89	30	2008	27	5,138
FUS	966	100	1993	966	183,830
STR	40	10	2008	4	761
STR	54	10	2008	5	951
TOTALS	2,947			2,536	482,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,536	130.2720	216.25	548,410	1904	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 0 Heated Area: 1946 HX Base Yr 2008



102 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		482,601
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		627,000
TOTAL MARKET VALUE		1,110,001
SOH/AGL Deduction		810,706
ASSESSED VALUE		299,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,884
TOTAL JUST VALUE		1,110,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,047,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121924	SIGN	0	09/18/2012
20110591	REMODEL	7,500	04/21/2011
20090160	DEMOLITION	1	01/30/2009
20062203	REMODEL	2,125	09/21/2006
20040278	CHNGE SRVC	1,000	02/18/2004
7944	REPAIR/RRF	2,850	10/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1276	9/27/2007	WD	Q	I	01	100
GRANTOR: KAVANAUGH CELESTE H						
GRANTEE: KAVANAUGH MARY C H						
1527/1273	9/27/2007	TD	Q	I	01	100
GRANTOR: KAVANAUGH MARY C & ED						
GRANTEE: KAVANAUGH MARY CELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=2008] N12W8 STR=[YR=2008] N6W9S6E9$
W18S12E26$ W28S35E2 R3 D2 E6 U2 R3 E2 STR=[YR=2008]
S5E8N5W8$FOP=[YR=2008] E14N9 D3 L3 W11S6$ N6E11 R3 U3 N26$
PTR=N30 FDG=[YR=2008] N23W22S23E22$ S30$ PTR=E15
FUS=[YR=1993] S35E16 N6 E14N29W30$ 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0003	R-2	100.00	100.00	114.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	627,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 627,000 Market: 0 Agricultural: 0 Common: 627,000 PRINTED 07/09/2026 BY SYS