

BLK 35 LOT 3 & PT OF LOTS 4 &
6 IN OR 2214/1641
CITY OF FDNA BEACH S/D OF

KIRCHMEYER JAMES & CAROLINE
120 N 6TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0035-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 100		0500	11	4,198	144.6773	240.16	1,008,192	1876	2000	0	0	0	12.00	88.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100		1 SFR CUST 100% - 2021													Heated Area: 3713							HX Base Yr 2021						
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 982,678						
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 58,062						
Interior Floo	12	HARDWOOD 80																						TOTAL LAND VALUE - MARKET 808,500						
Interior Floo	15	HARDTILE 20																						TOTAL MARKET VALUE 1,849,240						
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 426,170						
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 1,423,070						
Bedrooms		4 100																						TOTAL EXEMPTION VALUE HX HB 51,411						
Bathrooms		4 100																						BASE TAXABLE VALUE 1,371,659						
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE 1,849,240						
Stories	2.5	2.5 100																						NCON VALUE 0						
Units		0 100																						INCOME VALUE						
BUD8 Adjustme	02	DIST FB 100																						PREVIOUS YEAR MKT VALUE 1,744,948						

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