BLOCK 36 LOT N1/2 OF 4
N1/2 OF 5
CITY OF FDNA BCH

RICE ELIZABETH & CHARLES TRUST/RICE CHARLES DREW T
30 N 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0036-0040

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

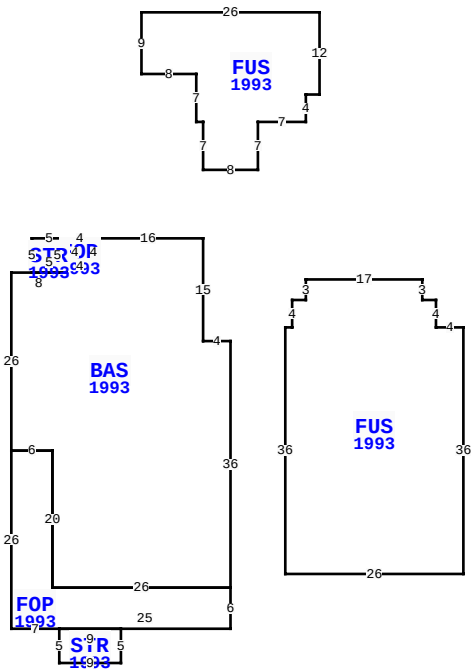
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1993	1,396	207,387
FOP	16	30	1993	5	743
FOP	312	30	1993	94	13,964
FUS	408	100	1993	408	60,612
FUS	1,071	100	1993	1,071	159,105
STR	25	10	1993	2	297
STR	45	10	1993	4	594
TOTALS	3,273			2,980	442,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,980	106.2200	176.33	525,463	1887	1990	0	0	0	15.75	84.25

1 SFR CUST 100% - 2017 Heated Area: 2875 HX Base Yr 2017



30 N 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		442,703
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		475,000
TOTAL MARKET VALUE		918,503
SOH/AGL Deduction		516,412
ASSESSED VALUE		402,091
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		350,680
TOTAL JUST VALUE		918,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		898,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1547	KITCHEN RENOVATIO	100,000	11/05/2025
2025-0770	ELEVATOR	140,000	01/15/2025
2024-0211	POOL	90,000	07/12/2024
2024-0011	DEMO FGR	0	04/02/2024
20081002	REPAIR PORCH	200	06/10/2008
20040682	REPAIR EXIST.BOAR	0	04/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1728	9/04/2024	WD	U	I	11	100
GRANTOR: RICE CHARLES DREW & E						
GRANTEE: RICE ELIZABETH & CH						
1048/1374	4/09/2002	WD	Q	I		550,000
GRANTOR: PAGE DAVID P JR & KIM						
GRANTEE: RICE CHARLES DREW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W4 STR=[YR=1993] W5S5E5N5$S4 E4 N4$ S4 W4 S1 W8 S26 FOP=[YR=1993] S26E7 STR=[YR=1993] S5E9N5W9$E25 N6 W26 N20W6$E6S20E26 N36 W4 N15$ PTR=E15S6 FUS=[YR=1993] E17 S3 E2 S4 E4 S36 W26 N36 E1N4 E2 N3$ N6W15 $ PTR=N10 FUS=[YR=1993] N7 W1 N7 W8 N9 E26 S12W2 S4 W7 S7 W8 $ S10$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	50.00	200.00	50.00	FF		1.00	2.00	2.00	4,750.00	9,500.00	475,000							

REVIEW DATE 12/19/2025 BY HS Total Acres: 0.23 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/09/2026 BY SYS