



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA

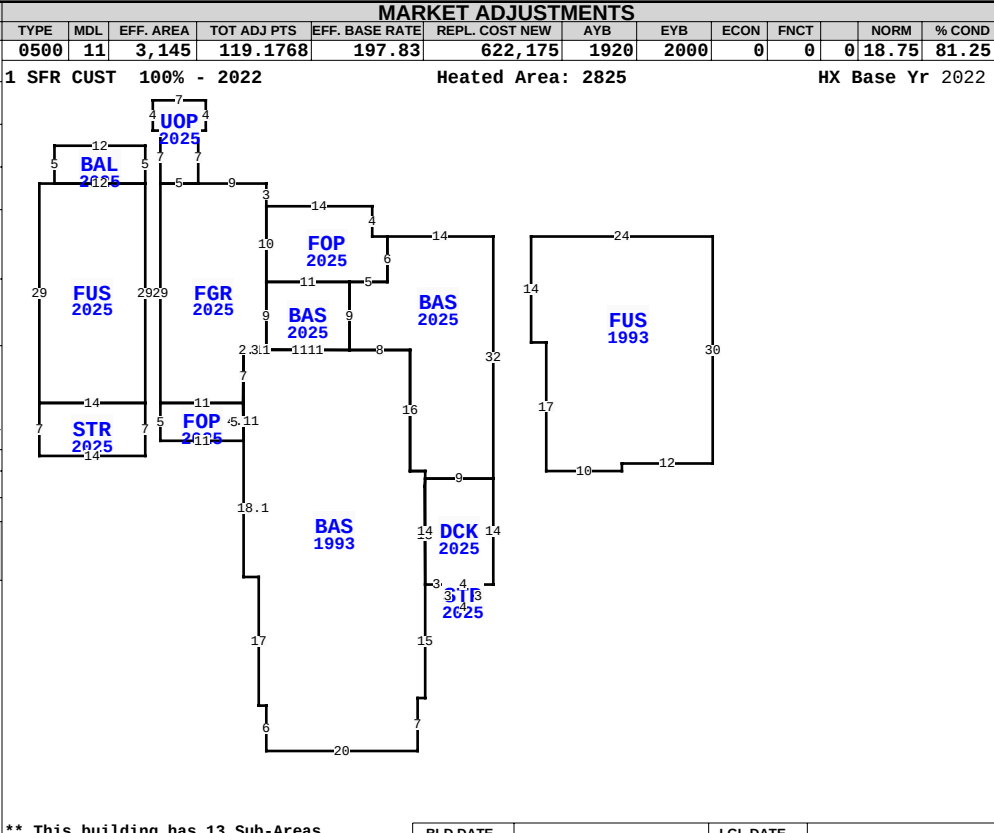
NEIGHBORHOOD/LOC	1005.00	01
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2025	9	1,446
BAS	1,182	100	1993	1,182	189,991
BAS	99	100	2025	99	15,913
BAS	440	100	2025	440	70,724
DCK	126	10	2025	13	2,090
FGR	385	55	2025	212	34,076
FOP	55	30	2025	16	2,572
FOP	152	30	2025	46	7,394
FUS	698	100	1993	698	112,194
FUS	406	100	2025	406	65,259
TOTALS	3,776			3,145	505,517

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 13 Sub-Areas	BLD DATE	LGL DATE	05/06/2026	MLU
12 S 6TH ST, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	505,517	
TOTAL MARKET OB/XF VALUE	50,000	
TOTAL LAND VALUE - MARKET	325,000	
TOTAL MARKET VALUE	880,517	
SOH/AGL Deduction	73,831	
ASSESSED VALUE	806,686	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	755,275	
TOTAL JUST VALUE	880,517	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	856,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-2384	861-92SF 871-1	50,000	08/05/2022
2022-1976	REMODEL	220,205	03/31/2022
20220088	DEMO FGR	0	01/14/2022
20091256	REMODEL	300	09/17/2009
20052630	DEMOLITION	1,000	09/08/2005
20052499	REPAIR/RRF	6,000	08/22/2005

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2438/0931	2/26/2021	WD Q I 02
GRANTOR: MCDANIEL MARLA J & GA	GRANTEE: POSTMA REBECCA B &	
0833/0381	5/08/1998	WD Q I
GRANTOR: COURSON CHARLES ALLEN	GRANTEE: MCDANIEL MARLA J	

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=0,0] W2 N16 W8 U0.1L11.1 D0.1L2.11 D7L0.1 D4.11R0.1 S18.1 E2 S17 E1 S6 E20 N7 E1 N15 U13L0.1 U1R0.1 \$		
FUS=[YR=1993;ORIG=14,-31] E24 S30 W12 S1 W10 N17 W2 N14 \$		
BAS=[YR=2025;ORIG=-2,0] E2 S1 E9 N32 W14 S6 W5 S9 E8 S16 \$		
FUS=[YR=2025;ORIG=-37,-38] S29 W14 N29 E2 E12 \$		
FGR=[YR=2025;ORIG=-21,-35] S10 S9 W3 S7 W11 N29 E5 E9 S3 \$		
FOP=[YR=2025;ORIG=-21,-25] E11 E5 N6 W2 N4 W14 S10 \$		
DCK=[YR=2025;ORIG=0,1] E9 S14 W2 W4 W3 N14 \$		
BAS=[YR=2025;ORIG=-10,-25] W11 S9 E11 N9 \$		
STR=[YR=2025;ORIG=-51,-9] E14 S7 W14 N7 \$		
UOP=[YR=2025;ORIG=-35,-38] E5 N7 E1 N4 W7 S4 E1 S7 \$		
BAL=[YR=2025;ORIG=-49,-38] N5 E12 S5 W12 \$		