



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

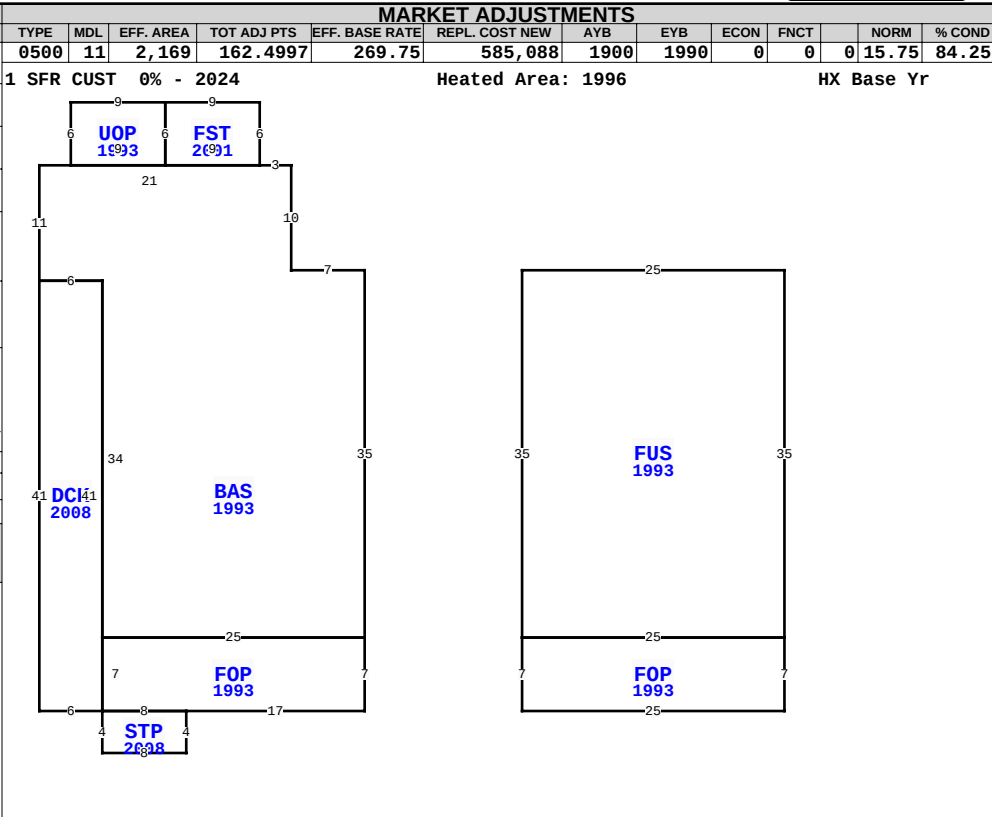
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	1993	1,121	254,764
DCK	246	10	2008	25	5,682
FOP	175	30	1993	52	11,818
FOP	175	30	1993	52	11,818
FST	54	55	2001	30	6,818
FUS	875	100	1993	875	198,856
STP	32	10	2008	3	682
UOP	54	20	1993	11	2,500

TOTALS	2,732			2,169	492,937
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	1242	WD DECK A	0	0	10	12	120.00	SF	12.50
4	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00
7	1242	WD DECK A	0	0	7	4	28.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	C-3	50.00	100.00	5,000.00



14 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
2	1242	WD DECK A	0	0	10	12	120.00	SF	12.50	12.50	100	1989	1989	3	20	300	
4	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680	
7	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2001	2001	3	20	56	

TOTAL OB/XF										2,836							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	65.00	65.00	325,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 2 Tax Dist:							
BUILDING MARKET VALUE										492,937							
TOTAL MARKET OB/XF VALUE										2,836							
TOTAL LAND VALUE - MARKET										325,000							
TOTAL MARKET VALUE										820,773							
SOH/AGL Deduction										74,208							
ASSESSED VALUE										746,565							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										746,565							
TOTAL JUST VALUE										820,773							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										685,295							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131780	REMACCSTRUC	1,000	07/26/2013
20111207	REPLACE SEWER LIN	4,179	07/25/2011
20072204	REPLACE 1ST FL.PO	800	12/10/2007
20071704	H/AC	3,500	09/10/2007
5305	XF0B	250	04/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2613/0093	1/12/2023	WD	Q	I	01	747,000	
GRANTOR:MADDOX ALEXANDRA C							
GRANTEE:MEADE MATTHEW & KAT							
2207/0337	6/29/2018	WD	Q	I	01	450,000	
GRANTOR:PAYNE GLORIA							
GRANTEE:MADDOX ALEXANDRA C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N10 W3 FST=[YR=2001] N6 W9 UOP=[YR=1993] W9 S6 E9 N6\$ S6 E9\$ W21 S11 DCK=[YR=2008] S41 E6 STP=[YR=2008] S4 E8 N4 FOP=[YR=1993] E17 N7 W25 S7 E8\$ W8\$N41 W6\$ E6 S34 E25 N35\$ PTR=E15 FUS=[YR=1993] E25 S35 FOP=[YR=1993] S7 W25 N7 E25\$ W25 N35\$ W15\$.									