

BLOCK 38 S1/2 OF LOT 4
IN OR 2536/585
CITY OF FDNA BEACH

WASTREL TRUST/SCHMITT WILLIAM R TRUSTEE
130 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0038-0042



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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

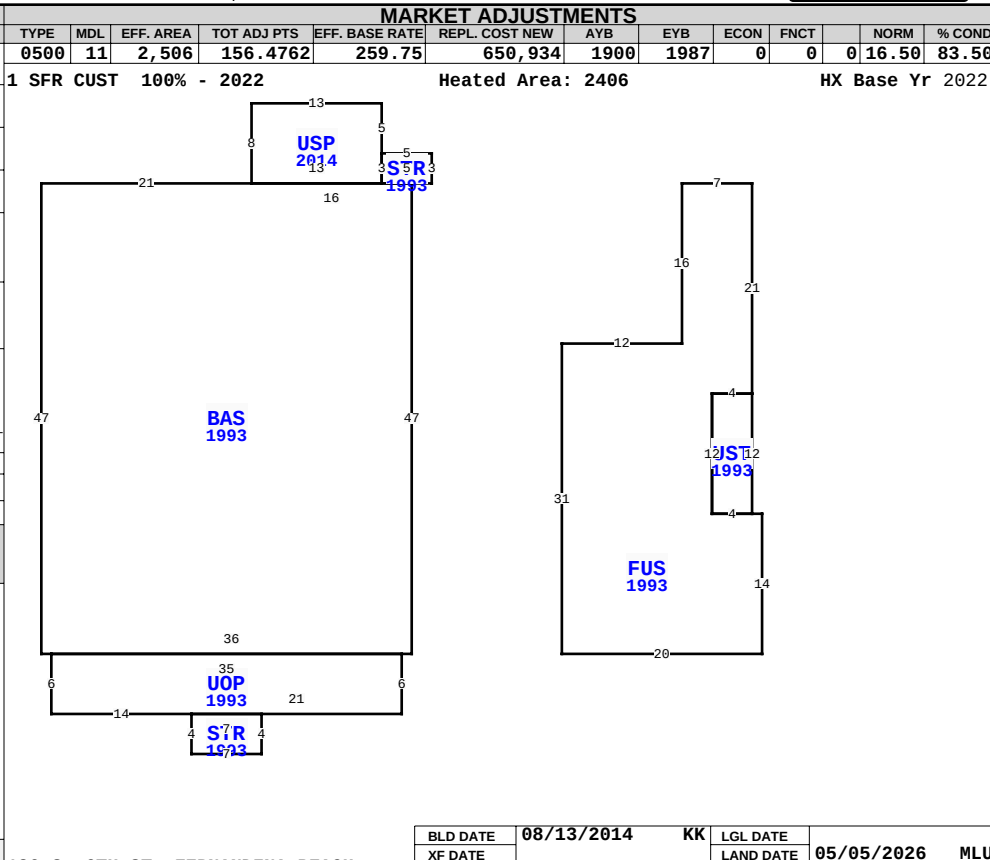
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1993	1,739	377,174
FUS	667	100	1993	667	144,666
STR	15	10	1993	2	434
STR	28	10	1993	3	650
UOP	210	20	1993	42	9,110
USP	104	30	2014	31	6,723
UST	48	45	1993	22	4,772

TOTALS	2,811			2,506	543,530
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	1125	CB/STC 6"	0 100	128	2	256.00	SF	7.35	7.35
6	1242	WD DECK A	0 100	0	0	213.00	SF	10.00	10.00
7	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00

REVIEW DATE 01/01/2023 BY CD



130 S 6TH ST, FERNANDINA BEACH	BLD DATE 08/13/2014	KK	LGL DATE	05/05/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00

Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	543,530								
TOTAL MARKET OB/XF VALUE	5,308								
TOTAL LAND VALUE - MARKET	275,000								
TOTAL MARKET VALUE	823,838								
SOH/AGL Deduction	154,659								
ASSESSED VALUE	669,179								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	617,768								
TOTAL JUST VALUE	823,838								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	766,839								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062194	CO ISSUED	0	06/15/2016
20141291	DECK	1,200	06/16/2014
20112015	XFOB	3,000	11/09/2011
20111933	GAS	266	10/27/2011
20091397	OTHER	500	10/13/2009
20080453	ELEC OTHER	3,500	03/20/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2536/0585	2/01/2022	WD	U	I	11	100	
GRANTOR: SCHMITT WILLIAM R & G							
GRANTEE: WASTREL TRUST							
2055/1894	6/30/2016	WD	Q	I	01	490,000	
GRANTOR: LEHOSIT CHARLES JR &							
GRANTEE: SCHMITT WILLIAM R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=1993] W5 USP=[YR=2014] N5W13S8 BAS=[YR=1993] W21S47 E1 UOP=[YR=1993] S6 E14 STR=[YR=1993] S4E7N4W7\$ E21 N6 W35 \$ E36 N47W16\$ E13N3\$ S3E5 N3\$ PTR=S3E25 FUS=[YR=1993] S16W12 S31E20N14W1 UST=[YR=1993] N12W4S12E4 \$ W4N12E4N21W7\$ W25N3\$.									

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