BLOCK 62 LOT W1/2 OF 1
IN OR 976/1911
CITY OF FDNA BEACH

POWERS GRACE
601 CALHOUN ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0062-0012

BUILDING CHARACTERISTICS

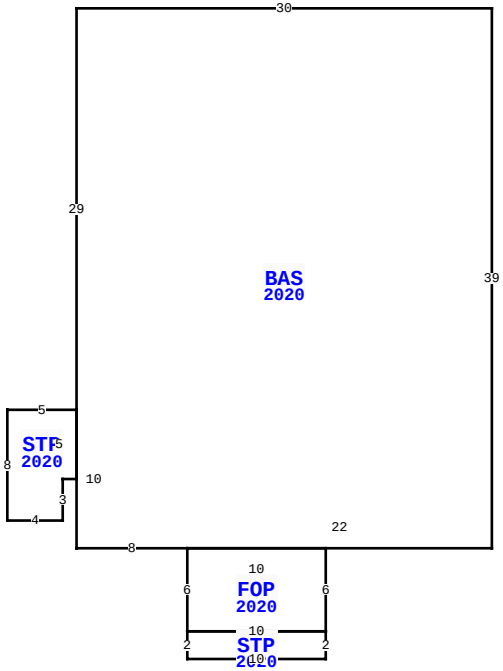
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	2020	1,170	205,769
FOP	60	30	2020	18	3,165
STP	20	10	2020	2	352
STP	37	10	2020	4	704
TOTALS	1,287			1,194	209,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,194	129.1080	179.46	214,275	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 1170 HX Base Yr 2021



601 CALHOUN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,990
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		316,240
SOH/AGL Deduction		76,637
ASSESSED VALUE		239,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,192
TOTAL JUST VALUE		316,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190453	NEW CONSTR	144,837	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0872	8/31/2020	WD	U	V	17	202,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: POWERS GRACE						
0976/1911	3/21/2001	QC	Q	V	06	100
GRANTOR: NASSAU COUNTY BOARD O						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S29 STP=[YR=2020] W5 S8 E4 N3 E1 N5$ S10 E8 FOP=[YR=2020] S6 STP=[YR=2020] S2 E10 N2 W10$ E10 N6 W10$ E22 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.50	4,250.00	2,125.00	106,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/09/2026 BY SYS