BLOCK 62 LOT 4
CITY OF FDNA BEACH

JACS DADE LLC
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0062-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

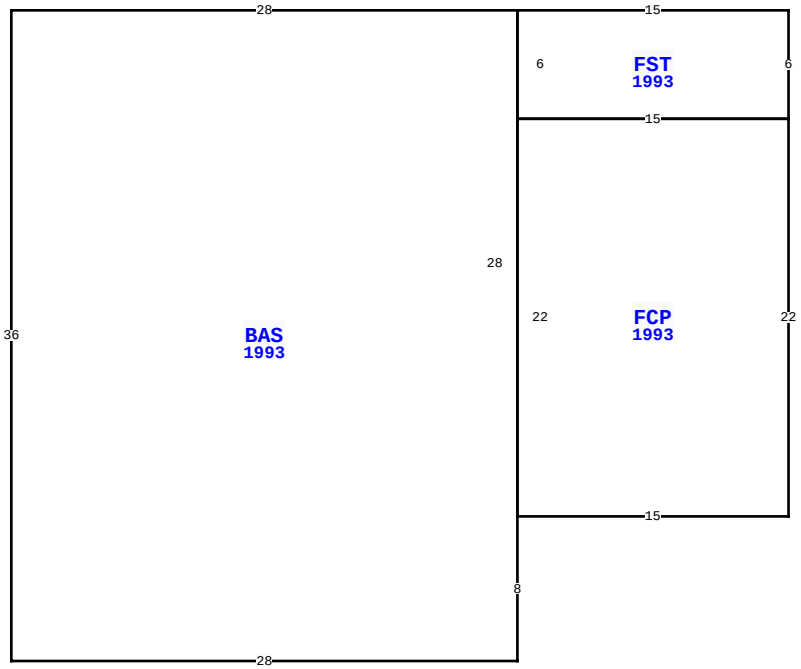
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	6
FCP	330	25	1993	82	1
FST	90	55	1993	50	0
TOTALS	1,428			1,140	7

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,140	58.1940	61.10	69,654	1993	1993	0	00	.01	16.00	0.01

1 SINGLE FAM 0% - 2026 Heated Area: 1008 HX Base Yr



330 N 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	170,007
SOH/AGL Deduction	0
ASSESSED VALUE	170,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,007
TOTAL JUST VALUE	170,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081680	REROOF W/35YR SHN	4,000	11/12/2008
984552	FOUNDATION	18,850	11/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1932	2/14/2025	WD	Q	I	01	175,000
GRANTOR: GEESEY BRADLEY E						
GRANTEE: JACS DADE LLC						
2741/1737	9/12/2024	QC	U	I	11	100
GRANTOR: GEESEY BRADLEY E						
GRANTEE: GEESEY BRADLEY E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W28 S36 E28 N8 FCP=[YR=1993] E15 N22 W15 S22 $ N28$ S6 E15 N6$.

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	0	0005	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.40	4,250.00	1,700.00	170,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS