BLOCK 127 S1/2 OF LOT 2
IN OR 1347/1
CITY OF FDNA BEACH

KEY ANNE
316 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0127-0022

BUILDING CHARACTERISTICS

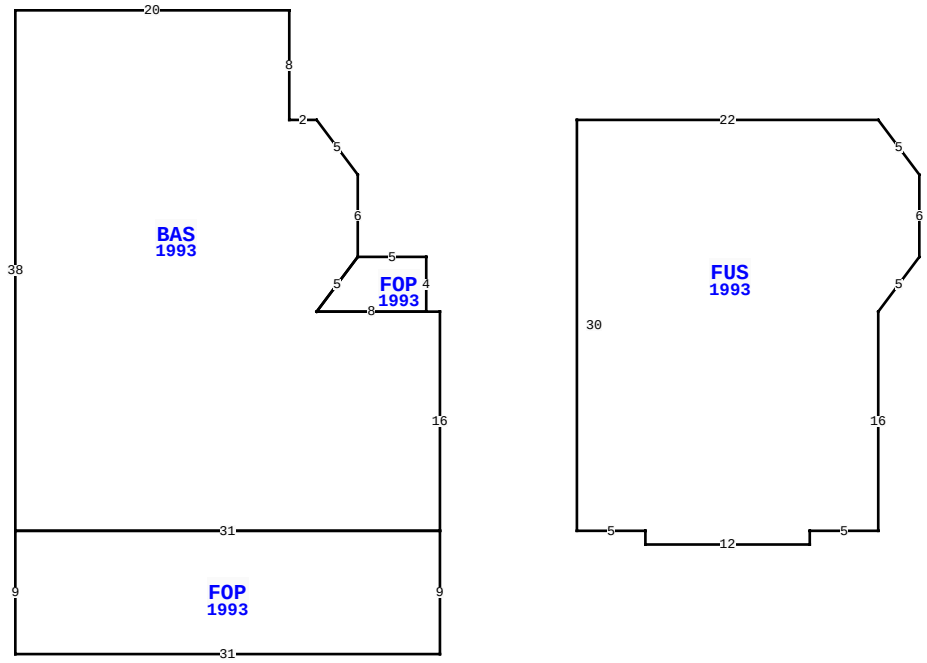
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	994	100	1993	994	148,414
FOP	26	30	1993	8	1,194
FOP	279	30	1993	84	12,542
FUS	702	100	1993	702	104,815
TOTALS	2,001			1,788	266,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,788	122.7600	170.64	305,104	1879	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2006 Heated Area: 1696 HX Base Yr 2006



316 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,966
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		517,366
SOH/AGL Deduction		275,172
ASSESSED VALUE		242,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,783
TOTAL JUST VALUE		517,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130348	REPLACE WATER HEA	750	02/21/2013
20101245	H/AC	2,000	07/29/2010
20081642	REPAIR SHED	700	10/31/2008
20040935	REROOF W/50YR SHN	0	05/20/2004
2003770	PICKET FENCE	685	08/21/2000
7822	REMODEL	5,000	07/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1347/0001	9/02/2005	WD	Q	I		345,000
GRANTOR: ROWLETT DAVID A & PAT						
GRANTEE: KEY ANNE						
1186/1210	11/05/2003	WD	Q	I		262,500
GRANTOR: WALL STEPHEN C & TRAC						
GRANTEE: ROWLETT DAVID A & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=1993] N4 W5 D4 L3 E8$ W8 R3 U4 N6 U4 L3 W2 N8 W20 S38 FOP=[YR=1993] S9 E31 N9 W31$ E31 N16$ PTR=E10N14 FUS=[YR=1993] E22 R3 D4 S6 D4 L3 S16 W5 S1 W12 N1 W5 N30$S14W10 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS