BLOCK 127 S45 FT OF LOT 3
CITY OF FDNA BEACH

FATLAND SHANE DONOVAN/SCHREIER BRYAN JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0127-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

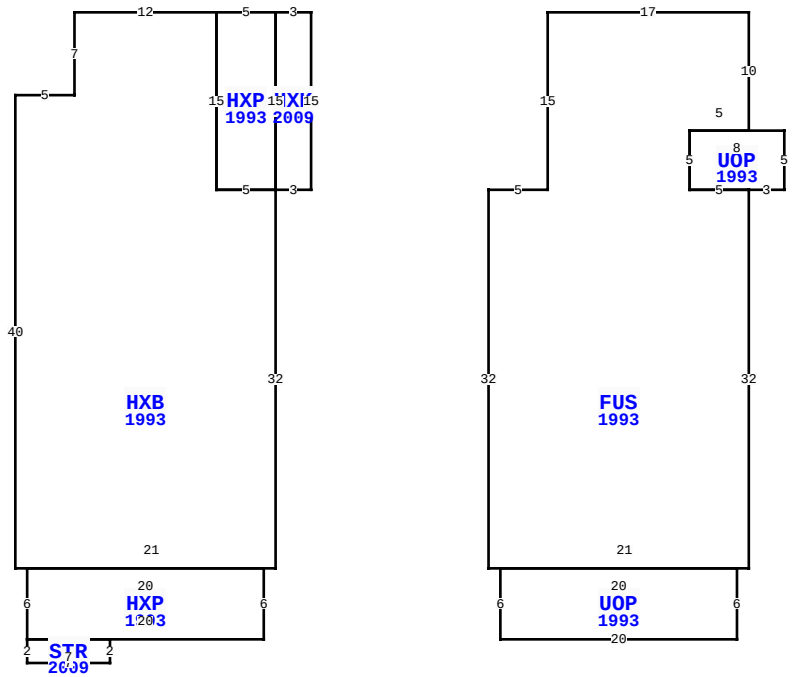
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	934	100	1993	934	237,955
HXB	924	100	1993	924	235,407
HXK	45	10	2009	4	1,020
HXP	75	30	1993	22	5,605
HXP	120	30	1993	36	9,171
STR	14	10	2009	1	254
UOP	40	20	1993	8	2,038
UOP	120	20	1993	24	6,115
TOTALS	2,272			1,953	497,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2700	11	1,953	149.9253	208.40	407,005	1900	1900	0	122.25		38.50	122.25

1 DUPLEX 100% - 2021 Heated Area: 1858 HX Base Yr 2021



322 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		497,564
TOTAL MARKET OB/XF VALUE		47,900
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		770,464
SOH/AGL Deduction		408,073
ASSESSED VALUE		362,391
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		305,980
TOTAL JUST VALUE		770,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190435	SWIM POOL	0	07/12/2019
7452	REPAIR/RRF	2,500	12/09/1992
7228	REMODEL	4,000	07/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2845/1840	2/06/2026	WD	Q	I	01	780,000
GRANTOR: LOPER JAMES						
GRANTEE: FATLAND SHANE DONOV						
2418/1417	12/18/2020	WD	Q	I	01	515,000
GRANTOR: LEE ANDREA RUTH						
GRANTEE: LOPER JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

HXK=[YR=2009] W3 HXP=[YR=1993] W5 HXB=[YR=1993] W12 S7 W5 S40 E1 HXP=[YR=1993] S6 STR=[YR=2009] S2E7N2W7$E20 N6 W20$ E21 N32 W5 N15$ S15 E5 N15$S15 E3N15$ PTR= E20 FUS=[YR=1993] S15W5 S32E1 UOP=[YR=1993] S6E20N6W20$ E21 N32 UOP=[YR=1993] E3N5W8S5E5$ W5N5E5 N10W17$ W20$.

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	1910	1910	3	20	400	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,900

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		R-2	45.00	100.00	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS