BLOCK 132 N1/2 OF LOT 6
CITY OF FDNA BEACH

FLATHER MARGARET D
507 ROCKFISH ORCHARD DR
AFTON, VA 22920

2026

00-00-31-1800-0132-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

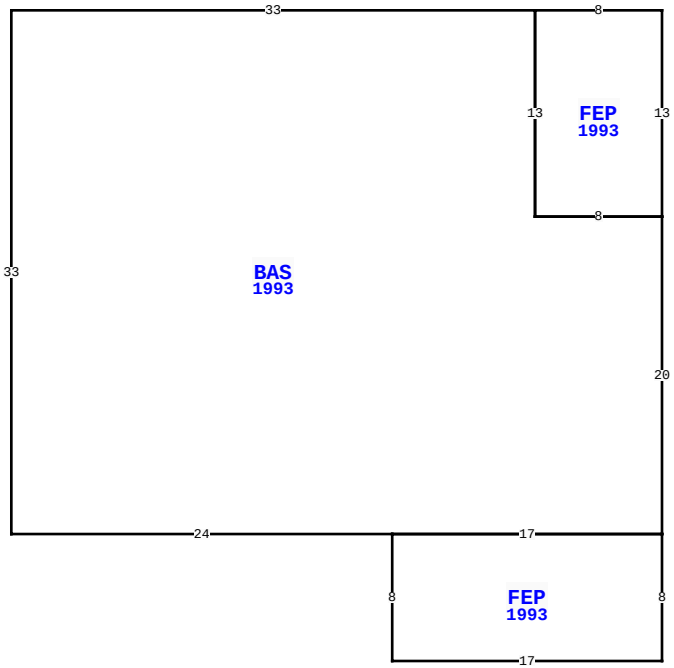
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,249	100	1993	1,249	177,789
FEP	104	80	1993	83	11,815
FEP	136	80	1993	109	15,515
TOTALS	1,489			1,441	205,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	151.8920	159.49	229,825	1959	2014	0	0	0	10.75	89.25

1 SINGLE FAM 0% - 2026 Heated Area: 1249 HX Base Yr



417 S 11TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,119
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	340,119
SOH/AGL Deduction	0
ASSESSED VALUE	340,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,119
TOTAL JUST VALUE	340,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1403	7/23/2025	WD	Q	I	01	420,000
GRANTOR: DEES AMMIE & WILLIAM						
GRANTEE: FLATHER MARGARET D						
2301/0495	8/19/2019	WD	Q	I	02	235,000
GRANTOR: DURHAM FAMILY LAND TR						
GRANTEE: DEES AMMIE & WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W8 BAS=[YR=1993] W33 S33 E24 FEP=[YR=1993] S8 E17 N8 W17$ E17 N20 W8 N13$ S13 E8 N13$.

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS