BLOCK 136 S1/2 OF LOT 4
CITY OF FDNA BEACH

KIRKLAND JAMES WADE
603 ELM ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0136-0042**

## BUILDING CHARACTERISTICS

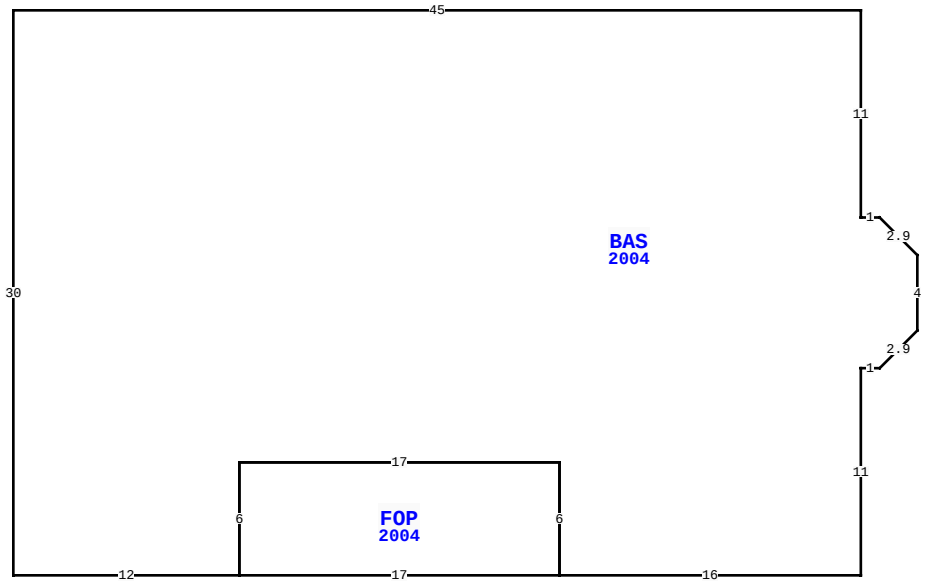
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 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 | 1,268 | 100 | 2004 | 1,268 | 258,265 |
| FOP | 102 | 30 | 2004 | 31 | 6,314 |
| TOTALS | 1,370 | | | 1,299 | 264,579 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 1,299 | 162.8141 | 226.31 | 293,977 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 100% - 2026 Heated Area: 1268 HX Base Yr 2026




603 ELM 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 | | 264,579 |
| TOTAL MARKET OB/XF VALUE | | 2,912 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 517,491 |
| SOH/AGL Deduction | | 7,300 |
| ASSESSED VALUE | | 510,191 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 458,780 |
| TOTAL JUST VALUE | | 517,491 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 472,457 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121262 | 2 ROOF PANELS | 1,200 | 06/26/2012 |
| 20041083 | 30 IRRIGATION HDS | 2,000 | 06/14/2004 |
| 20040811 | ELECTRIC NC | 2,000 | 04/26/2004 |
| 20040764 | H/AC | 4,000 | 04/20/2004 |
| 20040748 | H/AC | 4,000 | 04/16/2004 |
| 20040713 | TEMP POLE | 15 | 04/13/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2821/1878 | 10/09/2025 | WD | Q | I | 01 | 700,500 |
| GRANTOR: RASMUSSEN CARL J | | | | | | |
| GRANTEE: KIRKLAND JAMES WADE | | | | | | |
| 1996/0201 | 7/30/2015 | WD | Q | I | 01 | 270,000 |
| GRANTOR: COE STEPHEN M & CONNI | | | | | | |
| GRANTEE: RASMUSSEN CARL J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W45 S30 E12 FOP=[YR=2004] E17 N6 W17 S6$ N6 E17 S6 E16 N11 E1 R2 U2 N4 U2 L2 W1 N11$ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 16 | 320.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 26 | 2,912 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,912

| 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 | 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