BLOCK 137 LOT N 1/2 OF 10
IN OR 1041/1796
CITY OF FDNA BEACH

EDWARDS MARIA LOUISE
421 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0137-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

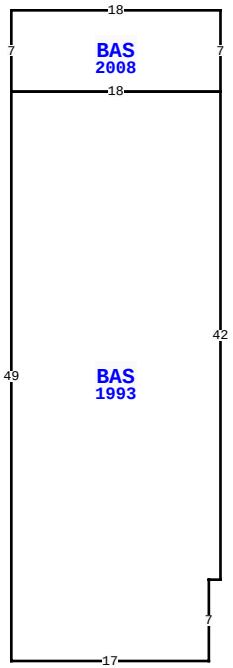
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	90,909
BAS	126	100	2008	126	13,091
TOTALS	1,001			1,001	104,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	112.7574	118.40	118,518	1925	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2003 Heated Area: 1001 HX Base Yr 2003



421 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,000
TOTAL MARKET OB/XF VALUE		24
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		254,024
SOH/AGL Deduction		190,534
ASSESSED VALUE		63,490
TOTAL EXEMPTION VALUE	HX HB SX	63,490
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		254,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081389	WOOD FENCE	500	09/08/2008
20020245	DRIVEWAY	1,000	02/14/2002
20012303	H/AC	2,500	10/19/2001
20011786	ENCLOSE PORCH/REM	5,000	08/03/2001
20011749	REPAIR SUPPLY LIN	1,000	07/31/2001
4281	REPAIR/RRF	1,000	05/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/1796	3/06/2002	WD	Q	I		69,500
GRANTOR: MITCHELL GLYNN B						
GRANTEE: EDWARDS MARIA LOUIS						
0988/0853	5/25/2001	WD	Q	I		18,000
GRANTOR: DUKES JASON						
GRANTEE: MITCHELL GLYNN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 S7 BAS=[YR=1993] S49 E17 N7 E1 N42 W18$ E18 N7$.

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
2	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2002	2002	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 24

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	25.00	100.00	25.00	FF		1.00	1.00	1.20	5,000.00	6,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS