BLOCK 137 LOT 12
CITY OF FDNA BEACH

ASPINWALL KIMBERLY ANN REVOCABLE LIVING TRUST/ASPI
409 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0137-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

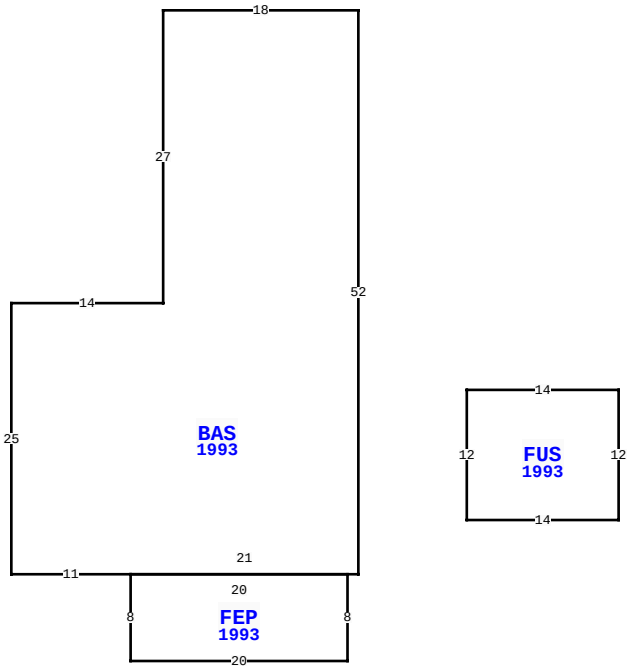
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	01	Quality Level 01
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	1,286	100	1993	1,286	354,847
FEP	160	80	1993	128	35,320
FUS	168	100	1993	168	46,357
TOTALS	1,614			1,582	436,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,582	178.7366	296.70	469,379	1924	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2026 Heated Area: 1454 HX Base Yr 2026



409 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		436,522
TOTAL MARKET OB/XF VALUE		42
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		686,564
SOH/AGL Deduction		248,061
ASSESSED VALUE		438,503
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,092
TOTAL JUST VALUE		686,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111284	H/AC	3,300	08/03/2011
5981	REMODEL	6,000	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2775/881	3/19/2025	WD	Q	I	02	779,000
GRANTOR: LONG RAY A JR & SALLI						
GRANTEE: ASPINWALL KIMBERLY						
2475/0167	6/28/2021	WD	Q	I	01	530,000
GRANTOR: DAVIS JOHN D & HARRIE						
GRANTEE: LONG RAY A JR & SAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S27 W14 S25 E11 FEP=[YR=1993] S8 E20 N8 W20 $ E21 N52 $ PTR=E10S35 FUS=[YR=1993] E14 S12 W14 N12$ N35W10$.

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
5	0350	CARPORT WD	0	100	4	4	16.00	SF	13.00	13.00	100	1998	1998	3	20	42	

LAND DESCRIPTION

TOTAL OB/XF 42

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