BLOCK 137 LOT 13
CITY OF FDNA BEACH

MCCLAIN JANICE T L/E/
405 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0137-0130

BUILDING CHARACTERISTICS

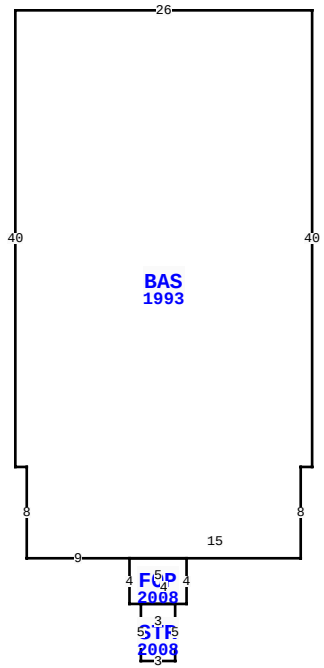
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	02	MIN PLYWD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1,232	100	1993	1,232	124,731
FOP	20	30	2008	6	607
STR	15	10	2008	2	203
TOTALS	1,267			1,240	125,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	106.5406	111.87	138,719	1925	2005	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2025 Heated Area: 1232 HX Base Yr 2025



405 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		125,541
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		375,541
SOH/AGL Deduction		33,838
ASSESSED VALUE		341,703
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		235,292
TOTAL JUST VALUE		375,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070776	PORCH WIRING & FI	300	05/04/2007
20070247	H/AC	4,000	02/12/2007
20070206	REPAIR FRONT PORC	4,000	02/06/2007
20062771	METAL ROOF	3,553	12/19/2006
20060650	120SF ADDITION	9,000	03/30/2006
20060291	V.SIDING/ENCLS.SP	9,835	02/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0087	6/04/2019	SW	U	I	11	100
GRANTOR: MCCLAIN JANICE T						
GRANTEE: TINER BRIAN A						
2237/1167	11/15/2018	TD	U	I	11	100
GRANTOR: STALNAKER JOHN CALVIN						
GRANTEE: MCCLAIN JANICE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E1S8E9 FOP=[YR=2008] S4E1 STR=[YR=2008] S5E3N5W3$ E4N4W5$E15N8E1N40$.

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	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