BLOCK 137 LOT S1/2 OF 14 & 15
IN OR 1101/297
CITY OF FDNA BEACH

MULLIS LYNANN
403 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0137-0142

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

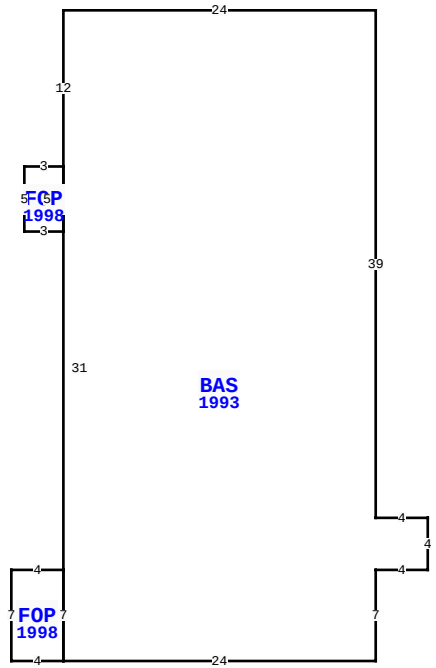
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,216	100	1993	1,216	125,152
FOP	15	30	1998	4	411
FOP	28	30	1998	8	823
TOTALS	1,259			1,228	126,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,228	115.1160	120.87	148,428	1930	1995	0	0	0	14.85	85.15

1 SINGLE FAM 100% - 2002 Heated Area: 1216 HX Base Yr 2002



403 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		126,386
TOTAL MARKET OB/XF VALUE		3,059
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		379,445
SOH/AGL Deduction		274,627
ASSESSED VALUE		104,818
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,407
TOTAL JUST VALUE		379,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210712	REPAIR/RRF	0	09/01/2021
8294	REPAIR/RRF	1,750	05/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1101/0297	12/17/2002	WD	U	I	07	100
GRANTOR: TOMASSETTI JEFFREY GU						
GRANTEE: MULLIS LYNANN						
1000/0581	7/31/2001	WD	Q	I	06	50,200
GRANTOR: GRAFTON CAROLYN O						
GRANTEE: MULLIS LYNANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S12 FOP=[YR=1998] W3 S5 E3 N5 $ S31
FOP=[YR=1998] W4 S7 E4 N7 $ S7 E24 N7 E4 N4 W4 N39 $.

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	23	19	437.00	SF	35.00	35.00	100	1978	1978	3	20	3,059	

LAND DESCRIPTION

TOTAL OB/XF 3,059

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