BLOCK 139 LOTS 8 & 9
CITY OF FDNA BEACH

JONES TERRY
95021 SAW GRASS COVE TRL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0139-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	03	Quality Level 03

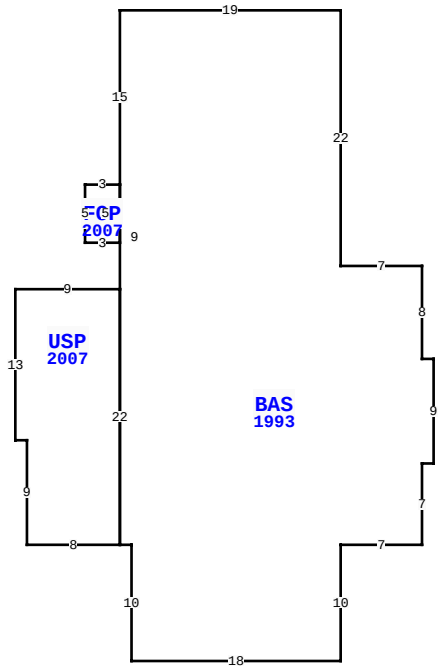
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1993	1,231	130,260
FOP	15	30	2007	4	423
USP	189	30	2007	57	6,032
TOTALS	1,435			1,292	136,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	118.5600	124.49	160,841	1946	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1231 HX Base Yr



531 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	136,715
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	297,500
TOTAL MARKET VALUE	437,050
SOH/AGL Deduction	0
ASSESSED VALUE	437,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,050
TOTAL JUST VALUE	437,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091281	REROOF W/30YR SHN	535	09/22/2009
2001037	REMODEL	2,000	03/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1336	12/21/2019	DG	U	I	11	100
GRANTOR: JONES TODD						
GRANTEE: JONES TERRY						
2326/1363	12/09/2019	QC	U	I	11	5,000
GRANTOR: ANDREA RACHAEL						
GRANTEE: JONES TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S15 FOP=[YR=2007] W3 S5 E3 N5$ S9
USP=[YR=2007] W9 S13 E1 S9 E8 N22$ S22 E1 S10 E18 N10 E7 N7
E1 N9 W1 N8 W7 N22$.

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	0350	CARPORT WD	0	0	22	12	264.00	SF	8.58	8.58	100	1960	1960	3	20	453	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	21.00	21.00	100	1960	1960	3	20	403	
4	1243	WD DECK F	0	0	9	6	54.00	SF	3.20	3.20	100	2001	2001	3	20	35	
5	1242	WD DECK A	0	0	24	20	480.00	SF	10.00	10.00	100	2007	2007	3	24	1,152	
6	1242	WD DECK A	0	0	22	15	330.00	SF	10.00	10.00	100	2007	2007	3	24	792	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/09/2026 BY SYS