

BLOCK 140 S1/2 OF LOT 2 &
N12 FT OF LOT 3
CITY OF FDNA BEACH

J R MAXX PROPERTIES LLC
120 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0140-0022



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

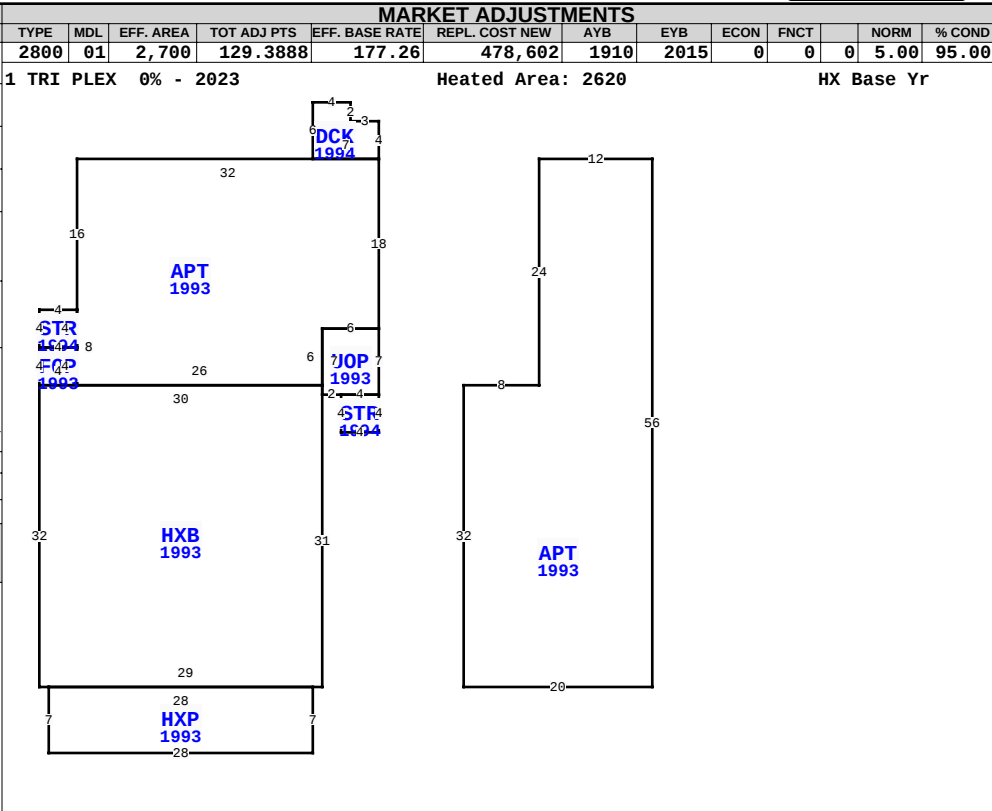
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	732	100	1993	732	123,266
APT	928	100	1993	928	156,272
DCK	36	10	1994	4	674
FOP	16	30	1993	5	842
HXB	960	100	1993	960	161,662
HXP	196	30	1993	59	9,935
STR	16	10	1994	2	337
STR	16	10	1994	2	337
UOP	42	20	1993	8	1,347

TOTALS	2,942			2,700	454,672
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00
3	1241	WD DECK G	0	0	0	0	185.00	UT	11.50
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00
5	0819	CONC 12"	0	0	4	9	36.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	62.00	100.00	62.00



514 S 6TH ST AB&C, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1988	1988	3	20	288	
3	1241	WD DECK G	0	0	0	0	185.00	UT	11.50	11.50	100	2005	2005	3	32	681	
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2005	2005	3	21	302	
5	0819	CONC 12"	0	0	4	9	36.00	SF	9.50	9.50	100	1980	1980	3	29	99	

TOTAL OB/XF												1,370	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
R-2	62.00	100.00	62.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	263,500.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										454,672	
TOTAL MARKET OB/XF VALUE										1,370	
TOTAL LAND VALUE - MARKET										263,500	
TOTAL MARKET VALUE										719,542	
SOH/AGL Deduction										0	
ASSESSED VALUE										719,542	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										719,542	
TOTAL JUST VALUE										719,542	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										701,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111825	H/AC	2,500	10/11/2011
20081300	REROOF W/40YR SHN	8,000	08/14/2008
7189	REMODEL	500	07/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2547/0783	3/16/2022	WD	Q	I	01	750,000	
GRANTOR: LORD WILLIAM E JR							
GRANTEE: J R MAXX PROPERTIES							
1202/1315	1/21/2004	QC	Q	I	01	100	
GRANTOR: QUINN TAMMY M LORD							
GRANTEE: LORD WILLIAM E JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] N31 UOP=[YR=1993] E2 STR=[YR=1994] S4E4N4W4\$E4 N7 W6 S7\$ N1 APT=[YR=1993] N6 E6 N18 DCK=[YR=1994] N4W3N2W4\$S6E7\$W32 S16 STR=[YR=1994] W4S4 FOP=[YR=1993] S4 E4 N4W4\$E4N4\$ S8 E26\$W30 S32 E1 HXP=[YR=1993] S7 E28 N7 W28\$E29\$ PTR=E15 APT=[YR=1993] E20 N56 W12 S24 W8 S32 \$ W15\$.									