BLOCK 140 LOT S 88 FT OF 3
CITY OF FDNA BEACH

WMB PROPERTIES LLC
3793 RELIANCE RD
MIDDLETOWN, VA 22645

2026

00-00-31-1800-0140-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01

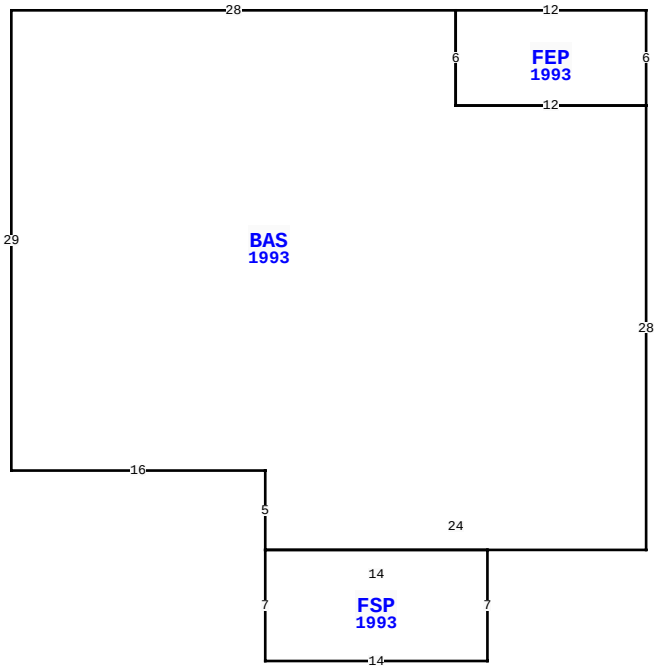
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	154,466
FEP	72	80	1993	58	7,417
FSP	98	40	1993	39	4,987
TOTALS	1,378			1,305	166,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,305	104.8320	145.72	190,165	1937	2000	0	0	0	12.25	87.75

1 SNGL FAM 0% - 2024 Heated Area: 1208 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/22/2025 MLU
INC DATE			AG DATE

520 S 6TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,870
TOTAL MARKET OB/XF VALUE	4,574
TOTAL LAND VALUE - MARKET	261,800
TOTAL MARKET VALUE	433,244
SOH/AGL Deduction	0
ASSESSED VALUE	433,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,244
TOTAL JUST VALUE	433,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053169	6 WINDOWS & SIDIN	2,000	12/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1285	4/04/2023	WD	U	I	11	100
GRANTOR: BANCROFT WENDY						
GRANTEE: WMB PROPERTIES LLC						
2403/0553	10/26/2020	CT	U	I	18	189,100
GRANTOR: CLERK OF COURT						
GRANTEE: BANCROFT WENDY						

BUILDING NOTES

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	24	16	384.00	SF	13.00	13.00	100	1990	1990	3	20	998	
2	0510	GARAGE WD-	0	0	24	21	504.00	SF	35.00	35.00	100	1960	1960	3	20	3,528	
3	1243	WD DECK F	0	0	6	10	60.00	SF	4.00	4.00	100	1980	1980	3	20	48	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 N6 W28 S29 E16 S5 E24 N28 $
FSP=[YR=1993;ORIG=-24,28] S7 E14 N7 W14 $
FEP=[YR=1993;ORIG=0,0] N6 W12 S6 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,574

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	88.00	100.00	88.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	261,800							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 261,800 Market: 0 Agricultural: 0 Common: 261,800 PRINTED 07/09/2026 BY SYS