

BLOCK 140 LOT 4
IN OR 2455/394
CITY OF FDNA BEACH

WALKER JASON L & NAN L
530 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0140-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,176	100	1993	1,176	173,720
BAS	200	100	2005	200	29,544
FCP	160	25	2005	40	5,909
FEP	248	80	2005	198	29,249
FOP	248	30	2005	74	10,931
FOP	312	30	2005	94	13,886
FUS	651	100	1993	651	96,166
UOP	114	20	1993	23	3,397
TOTALS	3,109			2,456	362,804

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0100	BAR-B-Q
3	1125	CB/STC 6"
4	1241	WD DECK G

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,456	125.0304	173.79	426,828	1900	1995	0	0	0 15.00	85.00
1 SNGL FAM 100% - 2022 Heated Area: 2027 HX Base Yr 2022											
530 S 6TH ST, FERNANDINA BEACH											

TOTAL OB/XF			1,803		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0100	BAR-B-Q	0 100	0 0	1.00
3	1125	CB/STC 6"	0 100	50 5	250.00
4	1241	WD DECK G	0 100	16 4	64.00

TOTAL OB/XF			1,803		
L N	USE CODE	CLS	RES	CAP	R D
1	000100	C	RES	100 0006	R-2

NASSAU COUNTY PROPERTY			PAGE 1 of 2			2
VALUATION SUMMARY			STANDARD			
VALUATION BY	Tax Group: 2		Tax Dist:		522,673	
BUILDING MARKET VALUE					1,803	
TOTAL MARKET OB/XF VALUE					297,500	
TOTAL LAND VALUE - MARKET					821,976	
TOTAL MARKET VALUE					86,801	
SOH/AGL Deduction					735,175	
ASSESSED VALUE					51,411	
TOTAL EXEMPTION VALUE					683,764	
BASE TAXABLE VALUE					821,976	
TOTAL JUST VALUE					0	
NCON VALUE						
INCOME VALUE					811,410	
PREVIOUS YEAR MKT VALUE						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021661	ADDITION	3,000	09/24/2002
20020685	REMODEL	0	04/22/2002
20020468	REMODEL	2,000	03/19/2002
20020274	H/AC	6,000	02/19/2002
20020230	REMODEL	4,000	02/11/2002
20020019	REMODEL	20,000	01/09/2002

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2455/0394	4/23/2021	WD Q I 01
GRANTOR: REMUS RODNEY Z JR		
GRANTEE: WALKER JASON L & NA		
2090/1685	12/23/2016	WD Q I 01
GRANTOR: SORRELLS LEA MARIE		
GRANTEE: REMUS RODNEY Z JR		

BUILDING NOTES		

BUILDING DIMENSIONS		
FCP=[YR=2005] W16 S10 FOP=[YR=2005] S6 BAS=[YR=1993] W9 BAS=[YR=2005] W8 S25 FEP=[YR=2005] S31 E8 N31 W8 \$ E8 N25 \$ S56 E1 UOP=[YR=1993] S6 E19 N6 W19 \$ E20 N56 W12 \$ E12 S25 E8 N27 U4 L4 W16 \$ E16 N10 \$ PTR= E15 FOP=[YR=2005] E8 FUS=[YR=1993] E21 S31 W21 N31 \$ S31 W8 N31 \$ W15 \$.		

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