BLOCK 140 W52 FT OF LOT 5
IN OR 2124/1331
CITY OF FDNA BEACH

MAXWELL RANDY S
611 FIR STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0140-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

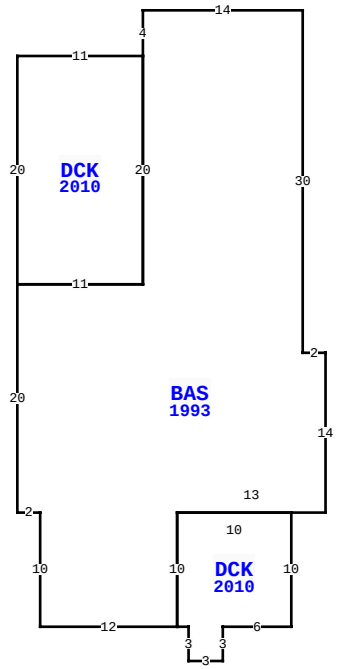
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	128,502
DCK	109	10	2010	11	1,437
DCK	220	10	2010	22	2,873
TOTALS	1,313			1,017	132,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	137.8080	144.70	147,160	1925	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2018 Heated Area: 984 HX Base Yr 2018



611 FIR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,812
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		353,812
SOH/AGL Deduction		195,076
ASSESSED VALUE		158,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,325
TOTAL JUST VALUE		353,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091545	SIDING & SOFFIT	5,000	11/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1331	6/02/2017	WD	Q	I	01	190,000
GRANTOR: BILLY JOEY & LEA MARI						
GRANTEE: MAXWELL RANDY S						
1641/0024	9/08/2009	WD	U	I	12	60,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: SORRELLS BILLY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2N30 W14 S4 DCK=[YR=2010] W11S20E11N20$ S20W11S20E2S10 E12 DCK=[YR=2010] E1S3E3N3E6N 10W10 S10$ N10E13N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	52.00	100.00	52.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	221,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/09/2026 BY SYS