BLOCK 149 S 82FT OF LOT 3 &
N 30FT OF LOT 4 IN OR 2697/1621
CITY OF FDNA BEACH

VELLA BARBARA E
620 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0149-0031

BUILDING CHARACTERISTICS

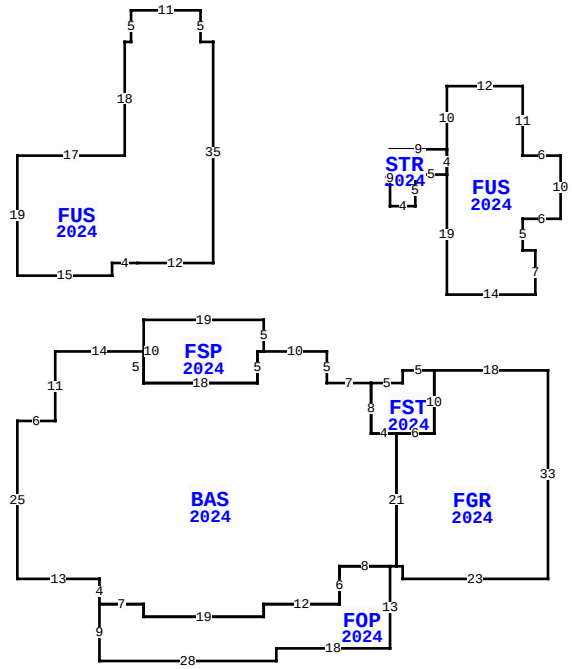
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,089	100	2024	2,089	392,910
FGR	730	55	2024	402	75,610
FOP	388	30	2024	116	21,817
FSP	185	40	2024	74	13,918
FST	90	55	2024	50	9,405
FUS	470	100	2024	470	88,400
FUS	864	100	2024	864	162,505
STR	56	10	2024	6	1,128
TOTALS	4,872			4,071	765,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,071	113.8720	189.03	769,541	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2025 Heated Area: 3423 HX Base Yr 2025



620 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		776,944
TOTAL MARKET OB/XF VALUE		59,900
TOTAL LAND VALUE - MARKET		476,000
TOTAL MARKET VALUE		1,312,844
SOH/AGL Deduction		0
ASSESSED VALUE		1,312,844
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		1,256,433
TOTAL JUST VALUE		1,312,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,303,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2300	POOL CABANA	20,000	06/27/2023
2023-0290	861-392 855-899 8	121,588	06/08/2023
20222036	NEW CONSTR	988,273	05/20/2022
20222036			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1621	3/01/2024	WD	U	I	11	100
GRANTOR: DAV VENTURE TRUST						
GRANTEE: VELLA BARBARA E						
2384/0714	8/11/2020	WD	Q	V	01	230,000
GRANTOR: ADAMS SARAH F						
GRANTEE: DAV VENTURE TRUST						

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	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=27,26] E6 N11 E14 S5 E18 N5 E1 E10 S5 E7 S8 E4 S21 W1 W8 S6 W12 S2 W19 N2 W7 N4 W13 N25 $
FSP=[YR=2024;ORIG=47,10] E19 S5 W1 S5 W18 N10 $
FGR=[YR=2024;ORIG=93,28] N10 E18 S33 W23 N2 W1 N21 E6 $
FST=[YR=2024;ORIG=83,28] E4 E6 N10 W5 S2 W5 S8 $
FOP=[YR=2024;ORIG=40,55] E7 S2 E19 N2 E12 N6 E8 S13 W18 S2 W28 N9 $
FUS=[YR=2024;ORIG=44,-34] E1 N5 E11 S5 E2 S35 W12 W4 S2 W15 N19 E17 N18 $
FUS=[YR=2024;ORIG=95,-27] E12 S11 E6 S10 W6 S5 E2 S7 W14 N19 N4 N10 $
STR=[YR=2024;ORIG=95,-17] W9 S9 E4 N5 E5 N4 $

LAND DESCRIPTION

TOTAL OB/XF 59,900

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	100	0006	R-2	112.00	100.00	112.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	476,000							

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 476,000 Market: 0 Agricultural: 0 Common: 476,000 PRINTED 07/09/2026 BY SYS

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N 30FT OF LOT 4 IN OR 2697/1621
CITY OF FDNA BEACH

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620 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0149-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

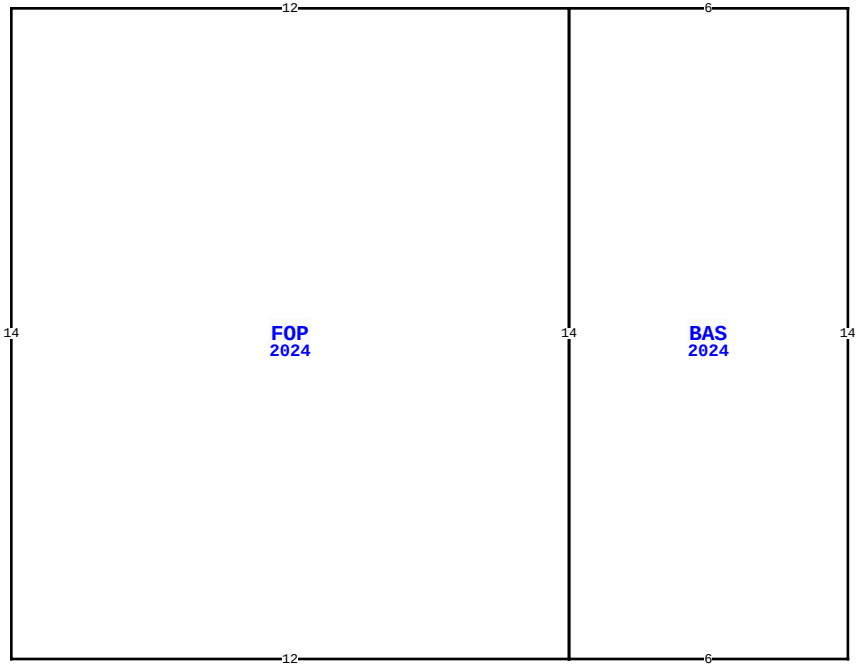
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100	2024	84	7,054
FOP	168	30	2024	50	4,199
TOTALS	252			134	11,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	134	150.7000	84.39	11,308	2023	2023	0	0	0	0.50	99.50

2 ACCESORY U 100% - 2025 Heated Area: 84 HX Base Yr 2025



620 S 6TH ST, FERNANDINA BEACH

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SALES DATA

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GRANTEE: VELLA BARBARA E						
2384/0714	8/11/2020	WD	Q	V	01	230,000
GRANTOR: ADAMS SARAH F						
GRANTEE: DAV VENTURE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=10,10] E12 S14 W12 N14 $
BAS=[YR=2024;ORIG=22,10] E6 S14 W6 N14 $
.

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

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 476,000 Market: 0 Agricultural: 0 Common: 476,000 PRINTED 07/09/2026 BY SYS