BLOCK 150 LOTS 3 4 11 & 12
CITY OF FDNA BEACH

FLOOD JOHN JEREMY & SUZANNE M
617 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0150-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

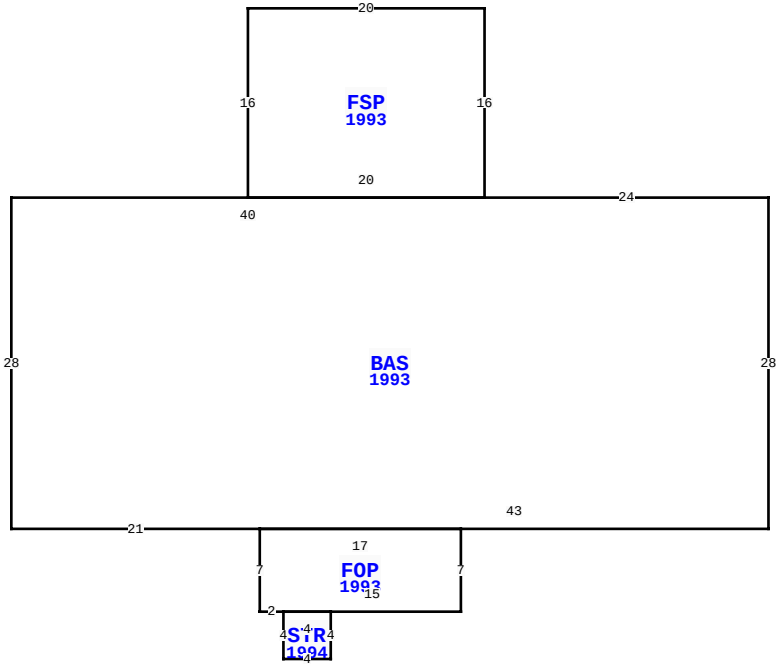
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,792	100	1993	1,792	182,304
FOP	119	30	1993	36	3,662
FSP	320	40	1993	128	13,022
STR	16	10	1994	2	203
TOTALS	2,247			1,958	199,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	115.3460	121.11	237,133	1976	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2022 Heated Area: 1792 HX Base Yr 2022



617 S 6TH 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		199,192
TOTAL MARKET OB/XF VALUE		8,066
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		632,258
SOH/AGL Deduction		96,919
ASSESSED VALUE		535,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		483,928
TOTAL JUST VALUE		632,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP4055	N/A	5,000	12/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0501	4/29/2021	WD	Q	I	01	573,000
GRANTOR: ADAMS JAMES GARY & SA						
GRANTEE: FLOOD JOHN JEREMY &						
0554/0141	10/07/1988	WD	U	V	07	100
GRANTOR: FREEMAN JOHN B						
GRANTEE: ADAMS JAMES GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N16 W20 S16 E20$ W40 S28 E21 FOP=[YR=1993] S7 E2 STR=[YR=1994] S4E4N4W4$ E15 N7 W17$ E43 N28$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	34	1,190	
3	0940	SHEDS/PORT	0	100	72	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1987	1987	3	20	6,300	

LAND DESCRIPTION

TOTAL OB/XF 8,066

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	100.00	200.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS