BLK 150 LOT 13 EX N5' OF
W42.5'
CITY OF FDNA BEACH

CLARK MARY S TRUST/CLARK MARY SHANNON TRUSTEE
611 S 6TH ST #A
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0150-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03

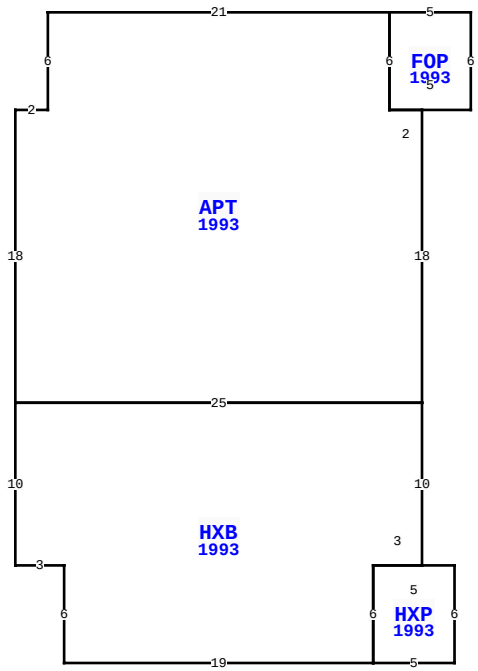
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	576	100	1993	576	91,407
FOP	30	30	1993	9	1,428
HXB	364	100	1993	364	57,765
HXP	30	30	1993	9	1,428
TOTALS	1,000			958	152,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	958	133.9200	186.15	178,332	1950	1995	0	0	0	14.75	85.25

1 DUPLEX 100% - 2018 Heated Area: 940 HX Base Yr 2018



611 S 6TH ST A&B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,028
TOTAL MARKET OB/XF VALUE		1,394
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		365,922
SOH/AGL Deduction		292,573
ASSESSED VALUE		73,349
TOTAL EXEMPTION VALUE	HX HB	48,349
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		365,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033853	RE-ROOFW/30YR SHN	0	09/18/2003
20033669	VINYL SDG & SOFFI	21,000	08/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1705	5/26/2022	WD	U	I	11	100
GRANTOR: CLARK MARY SHANNON						
GRANTEE: CLARK MARY S TRUST						
2165/1127	12/20/2017	WD	Q	I	02	225,000
GRANTOR: BANKHEAD VICTORIA K						
GRANTEE: CLARK MARY SHANNON						

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
2	1242	WD DECK A	0	100	16	22	352.00	SF	10.00	10.00	100	2005	2005	3	21	739	
3	1242	WD DECK A	0	100	0	0	312.00	SF	10.00	10.00	100	2005	2005	3	21	655	

BUILDING DIMENSIONS

FOP=[YR=1993] W5 APT=[YR=1993] W21 S6 W2 S18 HXB=[YR=1993] S10 E3 S6 E19 HXP=[YR=1993] E5 N6W5 S6 $ N6 E3 N10 W25 $E25 N18 W2 N6 $ S6 E5 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 1,394

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	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS