BLOCK 152 LOT 3
CITY OF FDNA BEACH

WINN FRANCIS THOMAS
704 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0152-0030

BUILDING CHARACTERISTICS

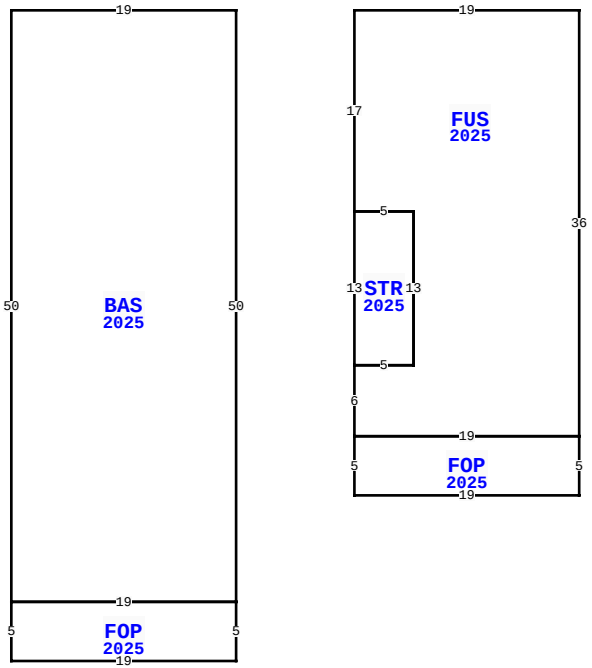
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	950	100	2025	950	242,079
FOP	95	30	2025	28	7,135
FOP	95	30	2025	28	7,135
FUS	619	100	2025	619	157,734
STR	65	10	2025	6	1,529
TOTALS	1,824			1,631	415,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,631	153.5049	254.82	415,611	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 1569 HX Base Yr 2025



704 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		415,611
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,375
TOTAL MARKET VALUE		489,986
SOH/AGL Deduction		91,404
ASSESSED VALUE		398,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,171
TOTAL JUST VALUE		489,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222674	SFR 1750 T		08/11/2023
2022-2674			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1149	12/26/2024	WD	Q	I	01	555,000
GRANTOR: MANGANARO FAMILY TRUS						
GRANTEE: WINN FRANCIS THOMAS						
2056/0775	6/28/2016	WD	U	V	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANAGANARO FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-50,0] W19 S50 E19 N50 $
FUS=[YR=2025;ORIG=-40,0] E19 S36 W19 N6 E5 N13 W5 N17 $
STR=[YR=2025;ORIG=-40,17] E5 S13 W5 N13 $
FOP=[YR=2025;ORIG=-40,36] E19 S5 W19 N5 $
FOP=[YR=2025;ORIG=-69,50] E19 S5 W19 N5 $
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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	25.00	100.00	25.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	74,375							

REVIEW DATE 06/25/2024 BY DJ Total Acres: 0.00 Total Land Value: 74,375 Market: 0 Agricultural: 0 Common: 74,375 PRINTED 07/09/2026 BY SYS