

BLOCK 152 LOTS 12 13 &
N1/2 OF 14
IN OR 1688/1742

PHILLIPS ANNETTA M/LEE WYATT F
PO BOX 16234
FERNANDINA BEACH, FL 32035-3121

2026

00-00-31-1800-0152-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,286	100	1993	1,286	123,828
FST	112	55	1993	62	5,970
TOTALS	1,398			1,348	129,798

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	1242	WD DECK A	0 100	0	0	175.00	SF	10.00	10.00	100	2007	2007	3	24	420	
2	1242	WD DECK A	0 100	0	0	40.00	SF	10.00	10.00	100	1996	1996	3	20	80	
3	0940	SHEDS/PORT	0 100	10	5	50.00	SF	30.00	30.00	100	2006	2006	3	22	330	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,348	109.1740	114.63	154,521	1941	1990	0	0	0 16.00	84.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1286 HX Base Yr 2011												
724 S 6TH ST, FERNANDINA BEACH												

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

TOTAL OB/XF												
830												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-2	62.00	100.00	62.50	FF		1.00	1.00	1.00	4,250.00	4,250.00	265,625

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	129,798		
TOTAL MARKET OB/XF VALUE	830		
TOTAL LAND VALUE - MARKET	265,625		
TOTAL MARKET VALUE	396,253		
SOH/AGL Deduction	296,298		
ASSESSED VALUE	99,955		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	48,544		
TOTAL JUST VALUE	396,253		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	390,640		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100623	REROOF W/30YR SHN	4,080	04/19/2010
610168	REMODEL	15,983	12/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1688/1742	4/30/2010	WD U	I	I	11	100
GRANTOR: MALEY JOSEPH M						
GRANTEE: O'NEAL ANNETTA M &						
1686/1354	4/30/2010	WD U	I	I	11	100
GRANTOR: MALEY JOSEPH M						
GRANTEE: O'NEAL ANNETTA M &						

BUILDING NOTES		

BUILDING DIMENSIONS		
FST=[YR=1993] W14 S8 BAS=[YR=1993] W22 S31 E15 S10 E17 N10 E4 N31 W14\$ E14 N8\$.		