BLOCK 187 S1/2 OF LOT 6
CITY OF FDNA BEACH

HOGAN ASHLEY
1275 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0187-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

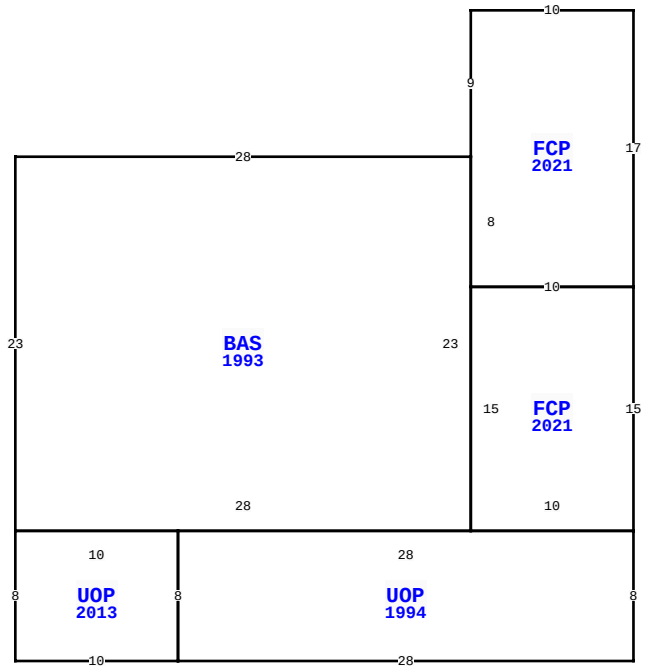
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	148,731
FCP	150	25	2021	38	8,776
FCP	170	25	2021	42	9,700
UOP	224	20	1994	45	10,393
UOP	80	20	2013	16	3,695
TOTALS	1,268			785	181,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	785	148.0050	245.69	192,867	1958	2012	0	0	0	6.00	94.00

1 SFR CUST 0% - 0 Heated Area: 644 HX Base Yr



1275 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	181,295
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	301,295
SOH/AGL Deduction	1,166
ASSESSED VALUE	300,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,129
TOTAL JUST VALUE	301,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1691	9/08/2021	WD	Q	I	01	281,000
GRANTOR: BUTLER PAUL A & SHAWN						
GRANTEE: HOGAN ASHLEY						
2371/0764	6/08/2020	WD	Q	I	02	60,000
GRANTOR: WHITE STANLEY E & DEB						
GRANTEE: BUTLER PAUL A & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W10 S9 BAS=[YR=1993] W28 S23 UOP=[YR=2013] S8 E10 UOP=[YR=1994] E28 N8 FCP=[YR=2021] N15 W10 S15 E10$ W28 S8$ N8 W10$ E28 N23$ S8 E10 N17$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.20	2,000.00	2,400.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS