BLOCK 187 LOT N1/2 OF 6 &
S10 FT OF LOT 7
IN OR 2314/273

WALDRON DONNA H
1263 S 6TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0187-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	20	FACE BRICK 20
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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	01	Quality Level 01

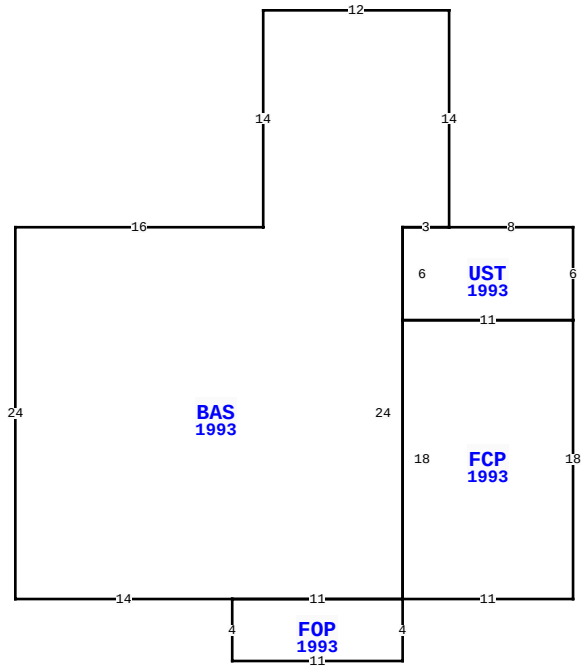
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	42,741
FCP	198	25	1993	50	2,783
FOP	44	30	1993	13	723
UST	66	45	1993	30	1,670
TOTALS	1,076			861	47,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	861	90.3960	94.92	81,726	1958	1958	0	0	0	41.37	58.63

1 SINGLE FAM 100% - 2020 Heated Area: 768 HX Base Yr 2020



1263 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		47,916
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		167,916
SOH/AGL Deduction		102,287
ASSESSED VALUE		65,629
TOTAL EXEMPTION VALUE	HX HB	40,629
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911978	MTL ROOF	1,200	11/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0273	9/27/2019	WD	Q	I	01	65,000

GRANTOR: SPELL JANICE M F/K/A
GRANTEE: WALDRON DONNA H

1527/0660	9/26/2007	WD	Q	I	01	100

GRANTOR: MCCAULEY MAXINE
GRANTEE: JOHNSON JANICE MCCA

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] N14W12S14 W16 S24 E14
FOP=[YR=1993] S4E11N4W11 $ E11FCP=[YR=1993] E11N18 W11S18$
N24E3$ W3S6E11 N6$.

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	100	0006	RSF-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	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