

BLK 190 LOT 4
IN OR 2154/1677
UTILITY ESMT IN OR 808/867

PEEPLS KIRBY/PEEPLS KIRBY T ET AL
1295 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0190-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame		N/A 100			
Stories	0	0 100			
Units		0 100			
Quality	01	Quality Level 01			
DOR CODE	0200	MOBILE HOME			
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	2,108	100	2009	2,108	23,099
DCK	156	15	2014	23	252
UOP	260	25	2009	65	712
TOTALS	2,524			2,196	24,064

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,196	64.4600	54.79	120,319	1990	1990	0	0	20	70.00	20.00
1 M/H 93- 0% - 0 Heated Area: 2108 HX Base Yr												
BAS 2009 UOP 2009 DCK 2014												
1322 S 3RD ST, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE						24,064		
TOTAL MARKET OB/XF VALUE						0		
TOTAL LAND VALUE - MARKET						200,000		
TOTAL MARKET VALUE						224,064		
SOH/AGL Deduction						124,268		
ASSESSED VALUE						99,796		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						99,796		
TOTAL JUST VALUE						224,064		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						152,650		