BLOCK 193 LOT 1
CITY OF FDNA BEACH

SKIPPER JAMES E JR
1300 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0193-0010

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

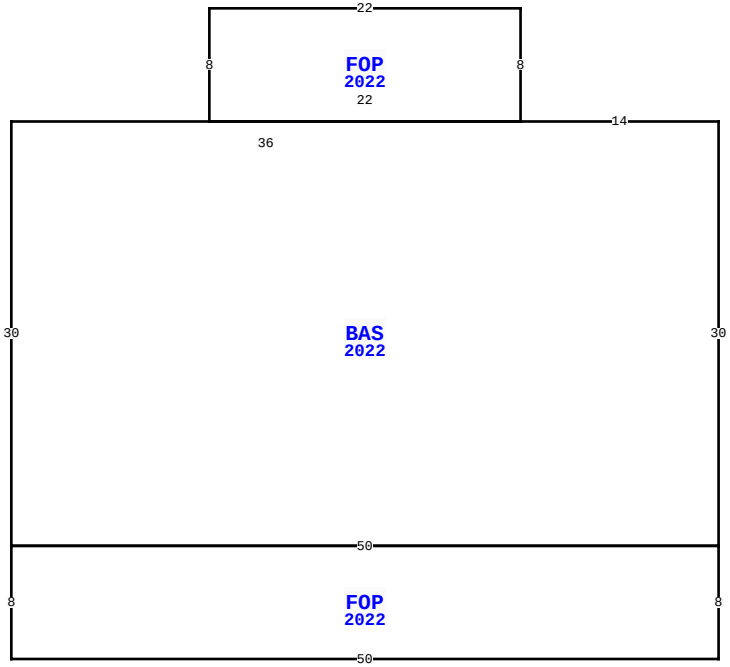
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	194,801
FOP	176	30	2022	53	6,883
FOP	400	30	2022	120	15,584
TOTALS	2,076			1,673	217,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	124.3000	130.52	218,360	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1500 HX Base Yr 2024



1300 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,268
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		417,268
SOH/AGL Deduction		172,088
ASSESSED VALUE		245,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,769
TOTAL JUST VALUE		417,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001520	CO ISSUED	0	02/03/2023
22011657	NEW CONSTR	244,044	07/29/2022
07-19285	DEMOLITION	0	01/01/2007
7871	CHNGE SRVC	0	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1855	11/17/2020	WD	Q	I	02	45,000
GRANTOR: BEAN MARK A & SHERRY						
GRANTEE: SKIPPER JAMES E JR						
1924/1051	6/20/2014	WD	Q	I	02	25,000
GRANTOR: PRUDENTIAL ENTERPRISE						
GRANTEE: BEAN MARK A & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N8 W22 S8 E22$ W36 S30
FOP=[YR=2022] S8 E50 N8 W50$ E50 N30$.

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-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 04/04/2023 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS