BLOCK 294 S1/2 OF LOT 8
IN OR 2056/777
CITY OF FDNA BEACH

803 S 6TH STREET LLC
803 S 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0294-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

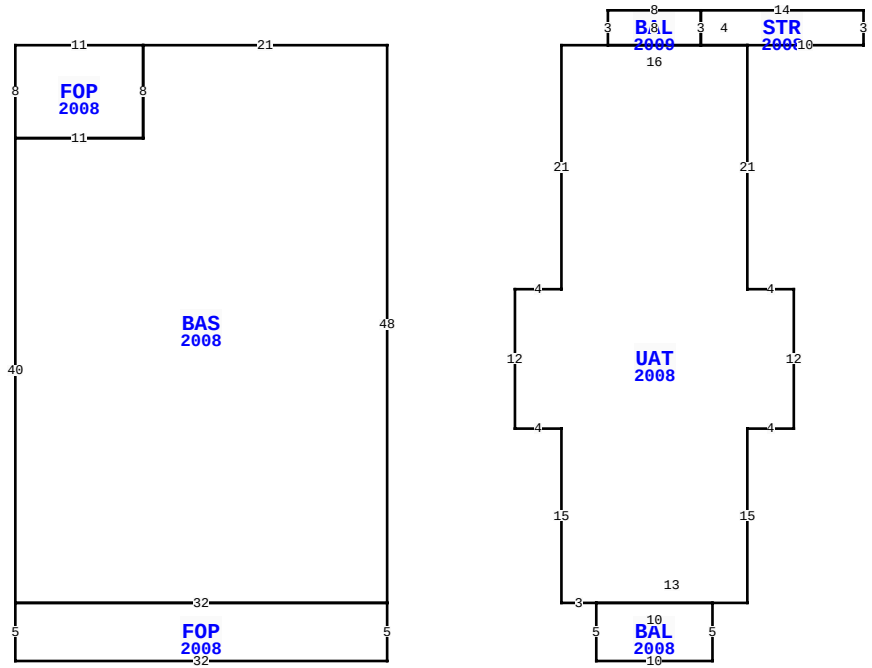
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	2008	8	890
BAL	24	15	2009	4	445
BAS	1,448	100	2008	1,448	161,085
FOP	88	30	2008	26	2,892
FOP	160	30	2008	48	5,340
STR	42	10	2008	4	445
UAT	864	10	2008	86	9,567
TOTALS	2,676			1,624	180,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	115.1580	120.92	196,374	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1448 HX Base Yr



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

803 S 6TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,664
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	393,164
SOH/AGL Deduction	127,240
ASSESSED VALUE	265,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,924
TOTAL JUST VALUE	393,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080668	H/AC	3,000	04/24/2008
20080390	NEW CONSTR	5,500	03/17/2008
20080298	NEW CONSTR	137,000	02/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0777	6/28/2016	WD	U	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: 803 S 6TH STREET LL						
1536/1116	11/19/2007	WD	Q	I	01	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANGANARO MARIO P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] W11S8E11N8 $ S8W11S40
FOP=[YR=2008] S5E32N5W32$ E32N48$ PTR=E15 UAT=[YR=2008] S21W4
S12E4S15E3 BAL=[YR=2008] S5E10N5W10$ E13N15E4N12W4N21
STR=[YR=2008] E10N3 W14 BAL=[YR=2009] W8S3E8N3$ S3E4$ W16$
W15$.

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	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS