

BLOCK 294 N1/2 OF LOT 8 (S-1)
IN OR 2056/779
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0294-0081



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	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	1993	796	76,911
BAS	265	100	1999	265	25,605
BAS	126	100	2000	126	12,174
BAS	144	100	2007	144	13,914
FOP	224	30	1993	67	6,473
STR	12	10	1999	1	96

TOTALS	1,567			1,399	135,175
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	1242	WD DECK A	0	0	15	5	75.00	SF	10.00
7	1242	WD DECK A	0	0	0	0	242.00	SF	10.00
8	0820	WOOD WALK	0	0	16	4	64.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,399	106.0800	111.38	155,821	1925	1998	0	0	0	13.25	86.75	
1 SINGLE FAM 0% - 0 Heated Area: 1331 HX Base Yr													

801 S 6TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
5	1242	WD DECK A	0	0	15	5	75.00	SF	10.00	10.00	100	2000	2000	3	20	150	
7	1242	WD DECK A	0	0	0	0	242.00	SF	10.00	10.00	100	2000	2000	3	20	484	
8	0820	WOOD WALK	0	0	16	4	64.00	SF	11.75	11.75	100	2007	2007	3	40	301	

TOTAL OB/XF										935							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		135,175	
TOTAL MARKET OB/XF VALUE		935	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		348,610	
SOH/AGL Deduction		130,814	
ASSESSED VALUE		217,796	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,796	
TOTAL JUST VALUE		348,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990579	REPAIR PLUMB.EQUI	0	06/03/1999
990578	RENOVATE HOME	8,500	06/01/1999
990413	ELEC.ALTERATION	0	05/12/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2056/0779	6/28/2016	WD	U	I	11	100	
GRANTOR: MANGANARO MARIO P & R							
GRANTEE: 801 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									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12S12 BAS=[YR=2000] W6 BAS=[YR=1999] W5S17 BAS=[YR=1993] S20W5S12 FOP=[YR=1993] S8E12 STR=[YR=1999] S3E4N3W4 \$ E16N8W2\$ E28N32W23\$ E23N10 W18N7\$ S7E18N7W12\$ E12N12\$.									