BLOCK 1 LOT N1/2 OF 2 & LOT 3
IN OR 708/411
BUCKS FDNA BEACH # 2 PB 3/17

DAVIS PHYLLIS E
2850 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0001-0021

BUILDING CHARACTERISTICS

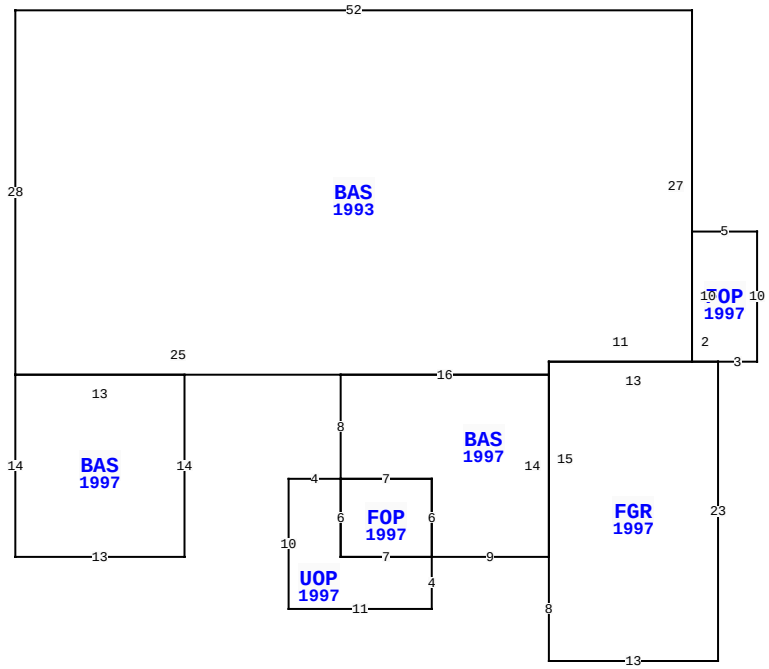
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	117,815
BAS	182	100	182	14,839
BAS	182	100	182	14,839
FGR	299	55	164	13,371
FOP	42	30	13	1,060
FOP	50	30	15	1,223
UOP	68	20	14	1,142
TOTALS	2,268		2,015	164,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	118.8740	107.28	216,169	1959	1974	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1809 HX Base Yr 2000



2850 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0855	CONC PAVER	0	100	0	0	574.00	SF	7.00	7.00	100	2005	2005	3	87	3,496	
2	1242	WD DECK A	0	100	16	26	416.00	SF	15.50	15.50	100	1984	1984	3	20	1,290	
5	0855	CONC PAVER	0	100	0	0	317.00	SF	7.00	7.00	100	2005	2005	3	87	1,931	
6	0855	CONC PAVER	0	100	0	0	240.00	SF	7.00	7.00	100	2005	2005	3	87	1,462	
7	1076	TRELLIS A	0	100	12	18	216.00	SF	7.50	7.50	100	2005	2005	3	44	713	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,288
TOTAL MARKET OB/XF VALUE		8,892
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		473,180
SOH/AGL Deduction		266,179
ASSESSED VALUE		207,001
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		152,001
TOTAL JUST VALUE		473,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969985	ADDITION	46,100	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0708/0411	6/29/1994	WD	Q	I		60,000
GRANTOR: WHITE STUART E & ELIZ						
GRANTEE: DAVIS STUART G & PH						
0110/0286	1/01/1971	TA	U	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 BAS=[YR=1997] S14 E13 N14 W13 $ E25 BAS=[YR=1997] S8 UOP=[YR=1997] W4 S10 E11 N4 FOP=[YR=1997] N6 W7 S6 E7 $ W7 N6 $ E7 S6 E9 FGR=[YR=1997] S8 E13N23FOP=[YR=1997] E3 N10 W5 S10 E2$ W13 S15$ N14 W16$ E16 N1 E11 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,892

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	SFR	100			75.00	115.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							

REVIEW DATE 05/31/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS