

BLOCK 1 LOT 9
IN OR 840/1
BUCKS FDNA BEACH 2 PB 3/17

WILLIAMSON ROBERT L & YONG S
PO BOX 15507
FERNANDINA BEACH, FL 32035-3109

2023

00-00-31-114B-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	19	1,963
BAS	832	100	832	85,982
FUS	832	100	832	85,982
PTO	128	5	6	620
UOP	32	20	6	620
UST	32	45	14	1,446

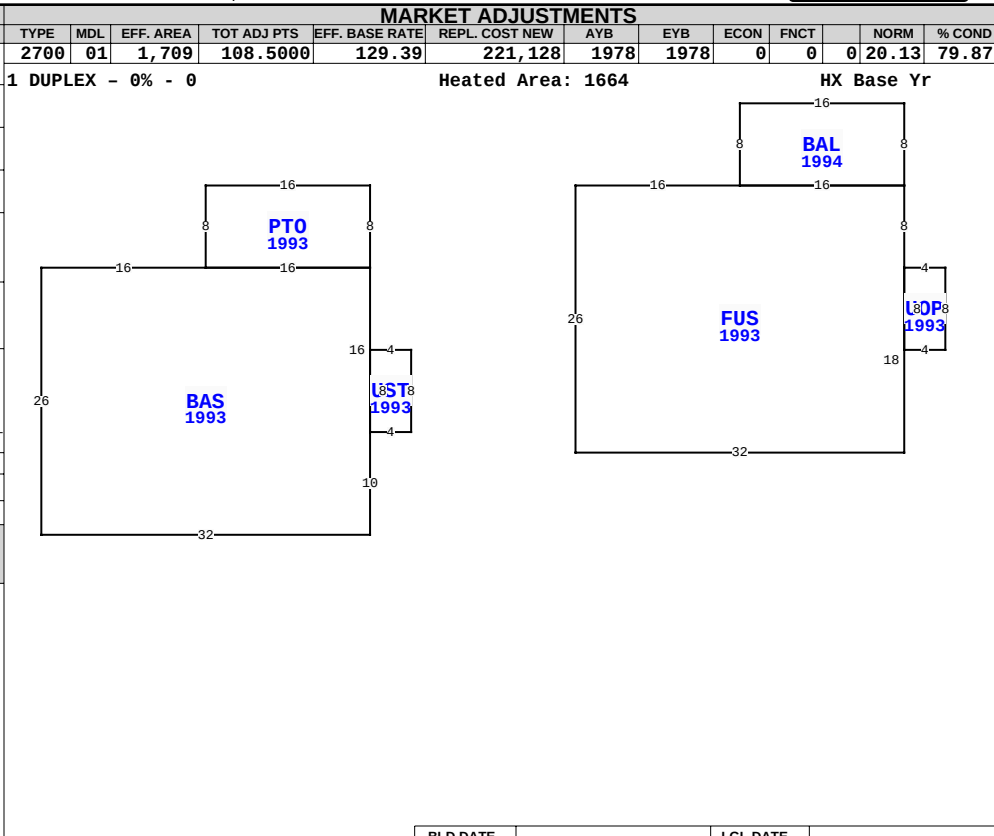
TOTALS	1,984		1,709	176,615
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EXTRA FEATURES

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
1	0811	CONCRETE B	0	0	24	31	744.00	SF	5.20	5.20	100	1978	1978	3	30	1,161	
2	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	100	1990	1990	3	62	641	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1978	1978	3	30	31	
4	1242	WD DECK A	0	0	13	3	39.00	SF	10.00	10.00	100	1995	1995	3	20	78	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							



2806 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2								Tax Dist:				
BUILDING MARKET VALUE								176,615				
TOTAL MARKET OB/XF VALUE								1,911				
TOTAL LAND VALUE - MARKET								200,000				
TOTAL MARKET VALUE								378,526				
SOH/AGL Deduction								100,737				
ASSESSED VALUE								277,789				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								277,789				
TOTAL JUST VALUE								378,526				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								340,726				