



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
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
BAS	741	100	741	128,393
FGR	255	55	140	24,258
FOP	48	30	14	2,426
FSP	160	40	64	11,090
FUS	768	100	768	133,072

TOTALS	1,972		1,727	299,238
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	720.00	SF	4.00	4.00
2	0755	FSP	0 100	8	10	80.00	SF	20.00	20.00
3	0755	FSP	0 100	10	8	80.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			25.00	115.00	25.00

REVIEW DATE	03/24/2017	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	12	1,727	216.3530	205.54	354,968	1989	1989	0	0	0 15.70	84.30	
1 TOWNHOUSE - 100% - 2020												
Heated Area: 1509												
HX Base Yr 2020												

2744 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
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
1	0812	CONCRETE C	0 100	0	0	720.00	SF	4.00	4.00	100	1989	1989	3	59.5	1,714	
2	0755	FSP	0 100	8	10	80.00	SF	20.00	20.00	100	1997	1997	3	20	320	
3	0755	FSP	0 100	10	8	80.00	SF	20.00	20.00	100	2006	2006	3	31	496	

TOTAL OB/XF										2,530						
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
1	000100	C	SFR	100			25.00	115.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00

Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		299,238	
TOTAL MARKET OB/XF VALUE		2,530	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		451,768	
SOH/AGL Deduction		175,779	
ASSESSED VALUE		275,989	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		225,989	
TOTAL JUST VALUE		451,768	
NCON VALUE		11,901	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042254	REPAIR/RRF	2,000	12/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0435	1/18/2020	QC	U	I	11	100
GRANTOR: MILLER MICHELLE L & L						
GRANTEE: MILLER MICHELLE L						
2139/0266	7/21/2017	WD	Q	I	01	238,000
GRANTOR: FIDA JOSEPH R ET AL						
GRANTEE: MILLER MICHELLE L &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FSP=[YR=2022] W20 S8 BAS=[YR=1993] S41 FGR=[YR=1993] S20 E12 N16 FOP=[YR=1993] E4 N12 W4 S12\$N7 W5 S3 W7\$ E7 N3 E5 N5 E8 N33 W20\$ E20 N8\$ PTR= E15 FUS=[YR=1993] E20 S33 W8 S9 W12 N42\$ W15\$.						