



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

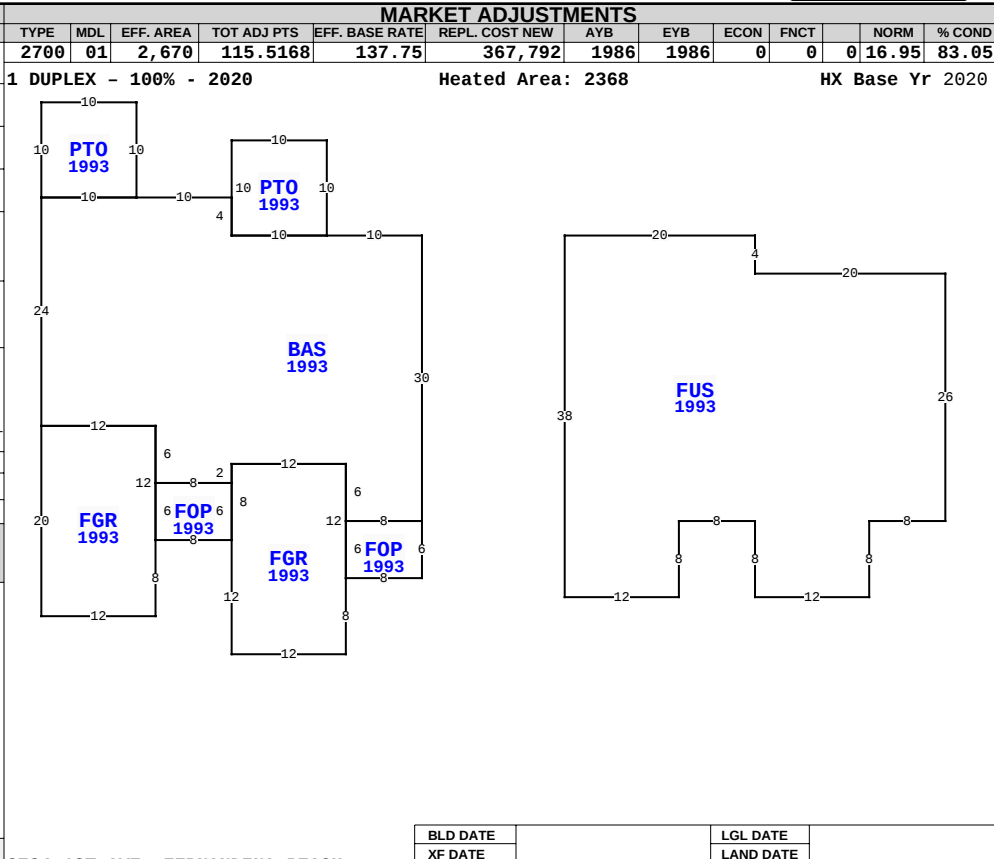
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	120,808
FGR	240	55	132	15,101
FGR	240	55	132	15,101
FOP	48	30	14	1,602
FOP	48	30	14	1,602
FUS	1,312	100	1,312	150,095
PTO	100	5	5	572
PTO	100	5	5	572

TOTALS	3,144		2,670	305,451
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50



2734 1ST AVE, 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	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	1986	1986	3	52	1,909	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	1986	1986	3	52	142	
3	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	1986	1986	3	52	1,593	
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1986	1986	3	52	142	

LAND DESCRIPTION										TOTAL OB/XF										3,786	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
1	000100	C	SFR	100			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										305,451
TOTAL MARKET OB/XF VALUE																				3,786
TOTAL LAND VALUE - MARKET																				200,000
TOTAL MARKET VALUE																				509,237
SOH/AGL Deduction																				163,190
ASSESSED VALUE																				346,047
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				296,047
TOTAL JUST VALUE																				509,237
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				491,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070523	REPAIR/RRF	5,000	04/02/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2486/1812	7/29/2021	QC	U	I	11	100	
GRANTOR: WRIGHT WILLIAM							
GRANTEE: WRIGHT MERCEDES T							
2074/0535	9/20/2016	WD	Q	I	01	340,000	
GRANTOR: PETERS PETERS & JEFF							
GRANTEE: WRIGHT MERCEDES T &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10 S10 E10\$ W10 N4 W10									
PTO=[YR=1993] N10 W10 S10 E10\$ W10 S24 FGR=[YR=1993] S20 E12									
N8 FOP=[YR=1993] E8 FGR=[YR=1993] S12 E12 N8 FOP=[YR=1993]									
N8 N6 W8 S6\$ N12 W12 S8\$ N6 W8 S6 \$ N12 W12\$ E12 S6 E8 N2 E12									
S6 E8 N30\$ PTR= E15 FUS=[YR=1993] E20 S4 E20 S26 W8 S8 W12 N8									
W8 S8 W12 N38\$ W15\$.									