BLOCK 2 S1/2 OF LOT 5 (S-1)
IN OR 2156/908
BUCKS FDNA BEACH #2 PB 3/17

DEANGELIS DOUGLAS B/DEANGELIS KATHLEEN E
2724-B 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0002-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

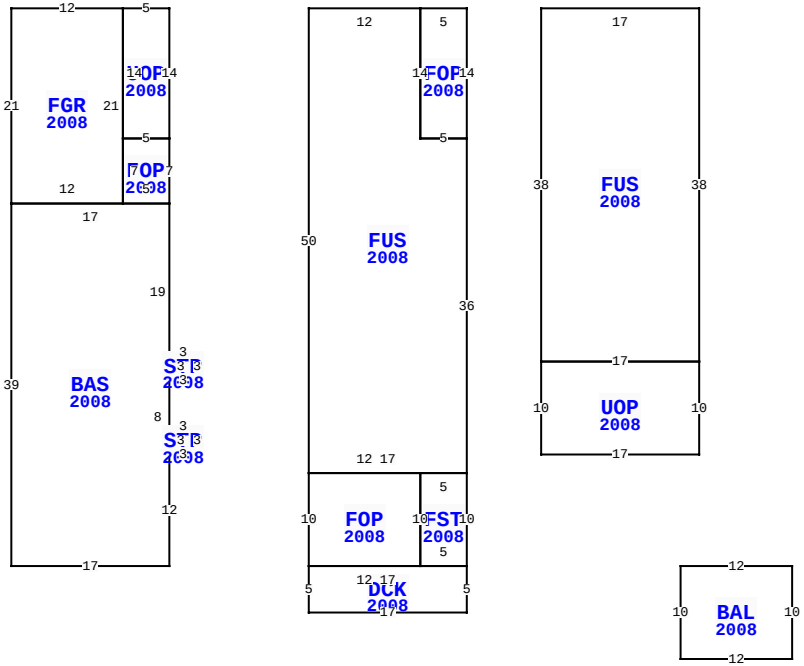
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	02	Quality Level 02
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
BAL	120	15	18	2,799
BAS	663	100	663	103,067
DCK	85	10	8	1,243
FGR	252	55	139	21,609
FOP	35	30	10	1,554
FOP	70	30	21	3,264
FOP	120	30	36	5,596
FST	50	55	28	4,353
FUS	646	100	646	100,424
FUS	780	100	780	121,255
TOTALS	3,079		2,399	372,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,399	175.2975	166.53	399,505	2008	2008	0	0	0	6.65	93.35

1 TOWNHOUSE - 50% - 2020 Heated Area: 2089 HX Base Yr 2020



** This building has 14 Sub-Areas

2724 1ST AV, FERNANDINA BEACH

BLD DATE	03/26/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		372,938
TOTAL MARKET OB/XF VALUE		4,419
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		527,357
SOH/AGL Deduction		138,953
ASSESSED VALUE		388,404
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		338,404
TOTAL JUST VALUE		527,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0908	11/03/2017	QC	U	I	11	100
GRANTOR: DEANGELIS DOUGLAS B						
GRANTEE: DEANGELIS KATHLEEN						
2139/0796	8/08/2017	WD	Q	I	02	375,000
GRANTOR: KOILPILLAI ISAAC & DO						
GRANTEE: DEANGELIS DOUGLAS B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W5 FGR=[YR=2008] W12 S21 BAS=[YR=2008] S39 E17 N12 STP=[YR=2008] E3N3W3S3$ N8 STP=[YR=2008] E3N3W3S3 $ N19 FOP=[YR=2008] N7W5S7E5$ W17$ E12 N21$ S14 E5 N14$ PTR=E15 FUS=[YR=2008] E12 FOP=[YR=2008] E5 S14 W5 N14$ S14 E5 S36 FST=[YR=2008] S10 DCK=[YR=2008] S5 W17 N5 FOP=[YR=2008] N10 E12 S10 W12$ E17$ W5N10E5$ W17 N50$ W15$ PTR=E40 FUS=[YR=2008] E17 S38 UOP=[YR=2008] S10 W17 N10 E17$ W17 N38$ W40$ PTR=E55 S60 BAL=[YR=2008] E12 S10 W12 N10$ N60 W55$.

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	0810	CONCRETE A	0	50	0	0	284.00	SF	6.50	6.50	100	2008	2008	3	90	1,661	
2	1126	CB/STC 8"	0	50	0	0	383.00	SF	8.00	8.00	100	2008	2008	3	90	2,758	

LAND DESCRIPTION

TOTAL OB/XF 4,419

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	50			25.00	115.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	150,000							

REVIEW DATE 03/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS