BLOCK 3 LOT 5
IN OR 1828/1900
BUCKS FDNA BEACH 2 PB 3/17

YOUNG ALAN LEE JR/SCHROM ELIZABETH EILEEN
2656 1ST AV #A
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

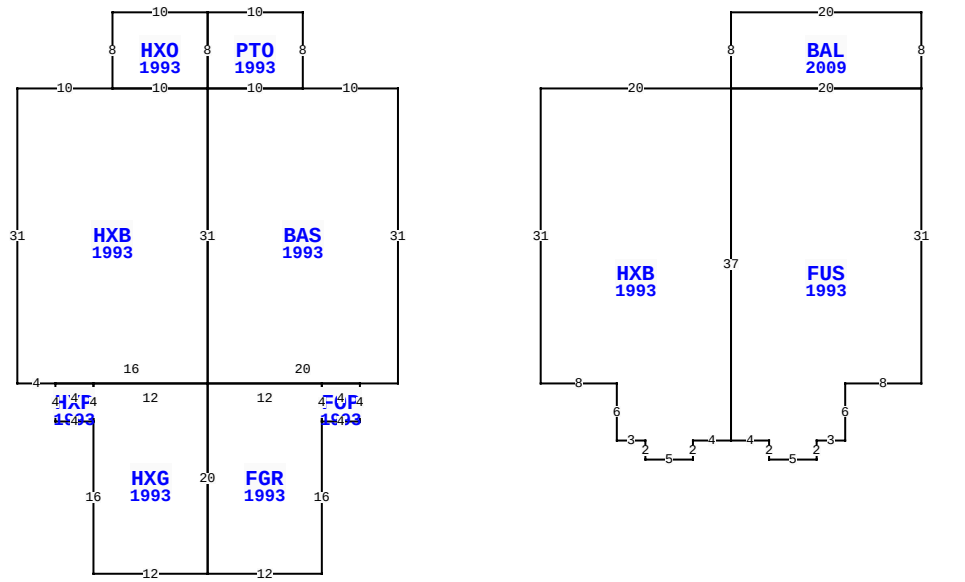
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	160	15	24	2,478
BAS	620	100	620	64,010
FGR	240	55	132	13,628
FOP	16	30	5	516
FUS	702	100	702	72,476
HXB	620	100	620	64,010
HXB	702	100	702	72,476
HXG	240	55	132	13,628
HXO	80	5	4	413
HXP	16	30	5	516
TOTALS	3,476		2,950	304,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,950	102.4600	122.18	360,431	1989	1989	0	0	0	15.50	84.50

1 DUPLEX - 49.59% - 2013 Heated Area: 2644 HX Base Yr 2013



** This building has 11 Sub-Areas

2656 1ST AVE, FERNANDINA BEACH

BLD DATE	11/12/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,564
TOTAL MARKET OB/XF VALUE		4,865
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		509,429
SOH/AGL Deduction		260,195
ASSESSED VALUE		249,234
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,234
TOTAL JUST VALUE		509,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091047	REPAIR/RRF	4,000	08/07/2009
5268	NEW CONSTR	100,660	03/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1828/1900	11/13/2012	WD	Q	I	01	200,000
GRANTOR: READDICK LAURIE L TRU						
GRANTEE: YOUNG ALAN LEE JR &						
1750/1216	8/10/2011	WD	U	I	30	100
GRANTOR: READDICK LAURIE L						
GRANTEE: READDICK LAURIE L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N8 W10 HXO=[YR=1993] W10 S8 HXB=[YR=1993] W10 S31 E4 HXP=[YR=1993] S4 E4 HXG=[YR=1993] S16 E12 FGR=[YR=1993] E12 N16 FOP=[YR=1993] E4 N4 W4 S4 $ N4 W12 S20 $ N20 W12 S4 $ N4 W4 $ E16 N31 W10 $ E10 N8 $ S8 E10 $ W10 S31 E20 N31 $ PTR= E15 HXB=[YR=1993] E20 BAL=[YR=2009] N8 E20 S8 W20 $ FUS=[YR=1993] E20 S31 W8 S6 W3 S2 W5 N2 W4 N37 $ S37 W4 S2 W5 N2 W3 N6 W8 N31 $ W15 $.

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	0811	CONCRETE B	0	0	0	0	635.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,965	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1989	1989	3	59.5	302	
3	0811	CONCRETE B	0	0	0	0	635.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,965	
4	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1989	1989	3	59.5	313	
5	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 4,865

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	000800	C	MULTI-FAM	100			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS