

BLOCK 3 LOT 9
IN OR 1001/894
BUCKS FDNA BEACH 2 PB 3/17

BURAKOWSKI EDWARD J &/AYLOR PATRICIA J
2616-B 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	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	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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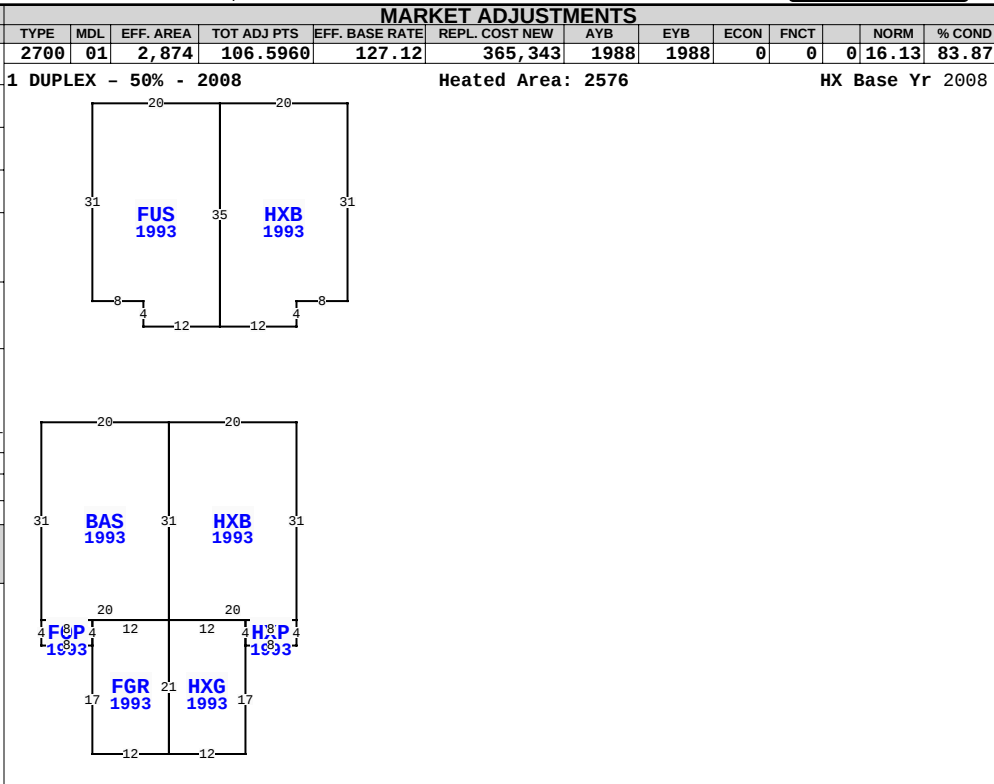
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	66,101
FGR	252	55	139	14,820
FOP	32	30	10	1,066
FUS	668	100	668	71,219
HXB	620	100	620	66,101
HXB	668	100	668	71,219
HXG	252	55	139	14,820
HXP	32	30	10	1,066

TOTALS	3,144		2,874	306,413
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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	0	0	0	622.00	SF	5.20
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100			50.00	115.00	50.00



2616 1ST AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
4,360									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
306,413									
TOTAL MARKET OB/XF VALUE									
4,360									
TOTAL LAND VALUE - MARKET									
200,000									
TOTAL MARKET VALUE									
510,773									
SOH/AGL Deduction									
259,942									
ASSESSED VALUE									
250,831									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
200,831									
TOTAL JUST VALUE									
510,773									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
444,519									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062663	REPAIR/RRF	4,176	12/04/2006
4734	NEW CONSTR	78,400	03/09/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1001/0894		8/06/2001	WD	Q	I		241,000		
GRANTOR: KILLEN M KERRY & SHEL									
GRANTEE: BURAKOWSKI EDWARD &									
0535/0554		1/25/1988	WD	Q	V		20,000		
GRANTOR: 1ST GUARANTY BNK& TR									
GRANTEE: KILLEN M KERRY & S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] W20 BAS=[YR=1993] W20 S31 FOP=[YR=1993] S4									
E8 FGR=[YR=1993] S17 E12 HXG=[YR=1993] E12 N17									
HXP=[YR=1993] E8 N4 W8 S4 \$ N4 W12 S21 \$ N21 W12 S4 \$ N4 W8									
\$ E20 N31 \$ S31 E20 N31 \$ PTR= N15 HXB=[YR=1993] N4 E8 N31									
W20 FUS=[YR=1993] W20 S31 E8 S4 E12 N35 \$ S35 E12 \$ S15 \$.									