BLOCK 3 LOT 11
BUCKS FDNA BEACH 2 PB 3/17

SMITH JAMES BENJAMIN II & VALERIE FRANKLIN
4800 AMELIA ISLAND PKWY C-105
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

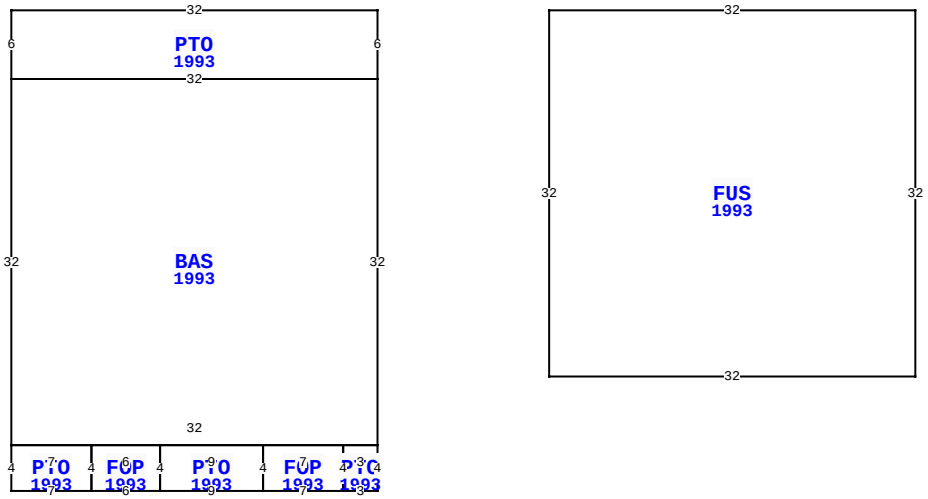
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAS	1,024	100	1,024	110,219
FOP	24	30	7	754
FOP	28	30	8	861
FUS	1,024	100	1,024	110,219
PTO	12	5	1	107
PTO	28	5	1	107
PTO	36	5	2	215
PTO	192	5	10	1,077
TOTALS	2,368		2,077	223,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,077	106.8200	127.38	264,568	1979	1989	0	0	0	15.50	84.50

1 DUPLEX – 0% - 0 Heated Area: 2048 HX Base Yr



2598 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,560
TOTAL MARKET OB/XF VALUE	1,688
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	425,248
SOH/AGL Deduction	10,067
ASSESSED VALUE	415,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,181
TOTAL JUST VALUE	425,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060757	H/AC	1,450	04/13/2006
B010138	ADDITION	16,000	01/30/2001
8165	REMODEL	5,180	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1513	5/04/2021	WD	Q	I	01	375,000
GRANTOR: KRONBACH GEORGE						
GRANTEE: SMITH JAMES BENJAMI						
1613/0565	3/02/2009	WD	Q	I	01	200,000
GRANTOR: PETTINGILL MICHAEL R						
GRANTEE: KRONBACH GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W32 S6 BAS=[YR=1993] S32 PTO=[YR=1993] S4 E7 FOP=[YR=1993] E6 PTO=[YR=1993] E9 FOP=[YR=1993] E7 PTO=[YR=1993] E3 N4 W3 S4 $ N4 W7 S4 $ N4 W9 S4 $ N4 W6 S4 $ N4 W7 $ E32 N32 W32 $ E32 N6 $ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 $ 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	31	28	868.00	SF	5.20	5.20	100	1979	1979	3	32.5	1,467	
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	1979	1979	3	32.5	101	
3	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1986	1986	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 1,688

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	0			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 09/06/2022 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS