BLOCK 3 LOT 12
IN OR 2091/1961
BUCKS FDNA BEACH 2 PB 3/17

SMITH JAMES B II & VALERIE F
4800 AMELIA ISLAND PKWY #C105
FERNANDINA BEACH, FL 32034

# 2023

00-00-31-114B-0003-0120

## BUILDING CHARACTERISTICS

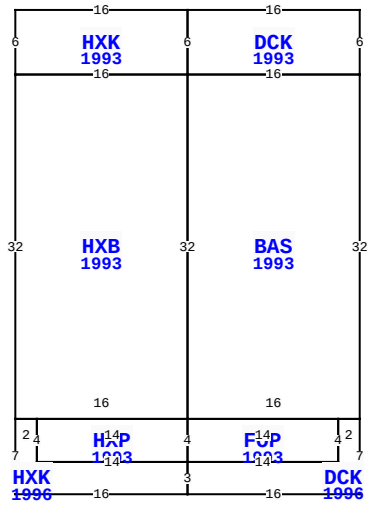
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1043.00 | |

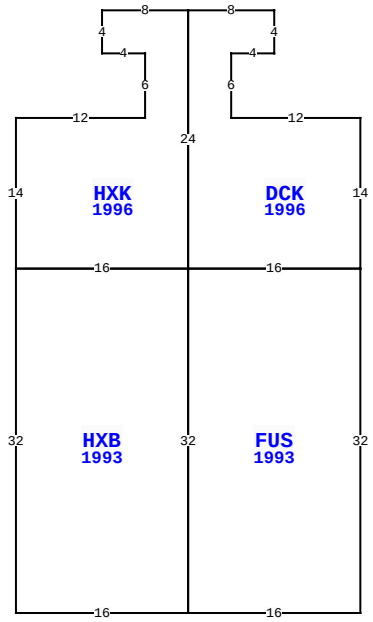
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 512 | 100 | 512 | 56,618 |
| DCK | 96 | 10 | 10 | 1,106 |
| DCK | 56 | 10 | 6 | 663 |
| DCK | 280 | 10 | 28 | 3,096 |
| FOP | 56 | 30 | 17 | 1,880 |
| FUS | 512 | 100 | 512 | 56,618 |
| HXB | 512 | 100 | 512 | 56,618 |
| HXB | 512 | 100 | 512 | 56,618 |
| HXK | 96 | 10 | 10 | 1,106 |
| HXK | 56 | 10 | 6 | 663 |
| TOTALS | 3,024 | | 2,170 | 239,965 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,170 | 112.4060 | 134.04 | 290,867 | 1979 | 1985 | 0 | 0 | 0 | 17.50 | 82.50 |

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




** This building has 12 Sub-Areas

2590 1ST AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 239,965 |
| TOTAL MARKET OB/XF VALUE | 1,236 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 441,201 |
| SOH/AGL Deduction | 69,964 |
| ASSESSED VALUE | 371,237 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 371,237 |
| TOTAL JUST VALUE | 441,201 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 428,417 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042103 | REPAIR/RRF | 3,000 | 11/10/2004 |
| B959245 | REPAIR/RRF | 2,080 | 08/14/1995 |
| 6784 | REPAIR/RRF | 900 | 10/22/1991 |
| 6740 | REMODEL | 5,400 | 09/18/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2091/1961 | 12/29/2016 | WD | Q | I | 01 | 350,000 |
| GRANTOR: COARSEY DEBBIE R | | | | | | |
| GRANTEE: SMITH JAMES B II & | | | | | | |
| 1330/1218 | 7/05/2005 | QC | U | I | 01 | 100 |
| GRANTOR: COARSEY AUSTIN L | | | | | | |
| GRANTEE: COARSEY DEBBIE R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W16 HXK=[YR=1993] W16 S6 HXB=[YR=1993] S32 HXK=[YR=1996] S7 E16 DCK=[YR=1996] E16 N7 BAS=[YR=1993] N32 W16 S32 HXP=[YR=1993] W14 S4 E14 FOP=[YR=1993] E14 N4 W14 S4$ N4$ E16 $ W2 S4 W14 S3$ N3 W14 N4 W2$ E16 N32 W16$ E16 N6 $ S6 E16 N6$ PTR=E20 HXK=[YR=1996] E12 N6 W4 N4 E8 DCK=[YR=1996] E8 S4 W4 S6 E12 S14 FUS=[YR=1993] S32 W16 HXB=[YR=1993] W16 N32 E16 S32$ N32 E16$ W16 N24$ S24 W16 N14$ W20$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 411.00 | SF | 4.00 | 4.00 | 100 | 1979 | 1979 | 3 | 32.5 | 534 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 411.00 | SF | 4.00 | 4.00 | 100 | 1979 | 1979 | 3 | 32.5 | 534 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 4 | 6 | 24.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 70 | 168 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,236

| 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 12/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS