BLOCK 4 N1/2 OF LOT 10
BUCKS FDNA BEACH 2 PB 3/17

SMITH BENEDICT A &/AUSTIN ALYSON B
1111 SHALLOW BROOK TERRACE
WEBSTER, NY 14580

2023

00-00-31-114B-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

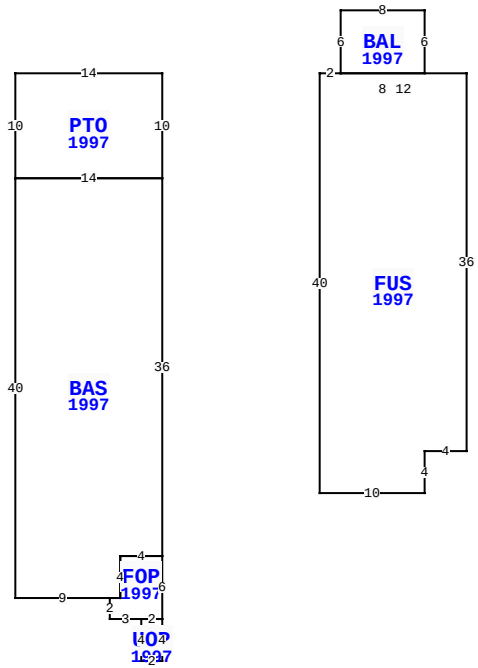
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	48	15	7	1,439
BAS	544	100	544	111,882
FOP	26	30	8	1,646
FUS	544	100	544	111,882
PTO	140	5	7	1,439
UOP	8	20	2	412
TOTALS	1,310		1,112	228,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,112	234.0395	222.34	247,242	1997	2007	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1088 HX Base Yr



2488 1ST AV, FERNANDINA BEACH

BLD DATE	03/13/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,699
TOTAL MARKET OB/XF VALUE	2,725
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	381,424
SOH/AGL Deduction	0
ASSESSED VALUE	381,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,424
TOTAL JUST VALUE	381,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710408	NEW CONSTR	106,421	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1966	6/24/2022	WD	Q	I	01	489,900
GRANTOR: SLAUGHTER HARRIET						
GRANTEE: SMITH BENEDICT A &						
1558/1274	4/01/2008	QC	U	I	01	100
GRANTOR: MORGAN GARY M & MARCU						
GRANTEE: SLAUGHTER HARRIET						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W14 S10 BAS=[YR=1997] S40 E9 FOP=[YR=1997] S2 E3 UOP=[YR=1997] S4 E2 N4 W2 $ E2 N6 W4 S4 W1 $ E1 N4 E4 N36 W14 $ E14 N10 $ PTR=E15 FUS=[YR=1997] E2 BAL=[YR=1997] N6 E8 S6 W8 $ E12 S36 W4 S4 W10 N40$ 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	0810	CONCRETE A	0	0	0	0	495.00	SF	6.50	6.50	100	1997	1997	3	75	2,413	
2	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	1997	1997	3	75	312	

LAND DESCRIPTION

TOTAL OB/XF 2,725

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

REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS