

BLOCK 5 LOT 6
IN OR 1945/759
BUCKS FDNA BEACH #2 PB 3/17

VACCARELLA DOUGLAS S & DAWN L
2402 FIRST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0005-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,888	115.9725	137.72	397,735	2015	2015	0	0	0	3.00	97.00	VALUATION BY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016										Heated Area: 2419					HX Base Yr 2016											
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					385,803											
Interior Floo	11	CLAY TILE 50											TOTAL MARKET OB/XF VALUE					44,263											
Interior Floo	14	CARPET 50											TOTAL LAND VALUE - MARKET					200,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					630,066											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					229,664											
Bedrooms	4	100											ASSESSED VALUE					400,402											
Bathrooms	3	100											TOTAL EXEMPTION VALUE					50,000											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					350,402											
Stories	2.	100											TOTAL JUST VALUE					630,066											
Units	0	100	NCON VALUE					0																					
Occupancy	00	NONE 100	INCOME VALUE					PREVIOUS YEAR MKT VALUE					605,891																
Quality															04 Quality Level 04														
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	170	15	26	3,474																									
BAS	1,216	100	1,216	162,444																									
FGR	640	55	352	47,023																									
FOP	42	30	13	1,736																									
FOP	63	30	19	2,538																									
FOP	119	30	36	4,809																									
FST	42	55	23	3,073																									
FUS	1,203	100	1,203	160,707																									
TOTALS															3,495					2,888					385,803				
EXTRA FEATURES															2402 1ST AV, FERNANDINA BEACH														
L N	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	0855	CONC PAVER	0	100	0	0		818.00	SF 7.00	7.00	100	2015	2015	3	96	5,497													
2	0855	CONC PAVER	0	100	0	0		44.00	SF 7.00	7.00	100	2015	2015	3	96	296													
3	0855	CONC PAVER	0	100	0	0		822.00	SF 7.00	7.00	100	2019	2019	3	99	5,696													
4	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2015	2015	3	97	1,940													
5	0861	POOL GUNIT	0	100	0	0		292.00	SF 85.00	85.00	100	2019	2019	3	93	23,083													
6	0476	VF 6 SBPL	0	100	0	0		72.00	LF 32.00	32.00	100	2019	2019	3	96	2,212													
7	0476	VF 6 SBPL	0	100	0	0		36.00	LF 32.00	32.00	100	2019	2019	3	96	1,106													
8	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2019	2019	3	96	576													
9	1125	CB/STC 6"	0	100	0	0		530.00	SF 7.35	7.35	100	2019	2019	3	99	3,857													
TOTAL OB/XF															44,263														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000												
REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																													