BLOCK 5 LOT 7
IN OR 1347/1030
BUCKS FDNA BEACH #2 PB 3/17

TEBBE RONALD L & RUTH J
2398 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0005-0070

BUILDING CHARACTERISTICS

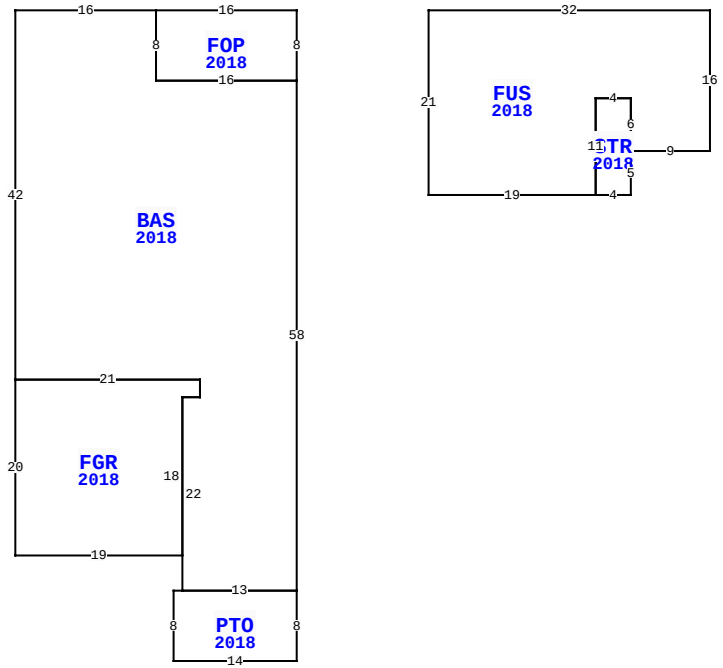
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,524	100	1,524	232,706
FGR	384	55	211	32,218
FOP	128	30	38	5,803
FUS	583	100	583	89,021
PTO	112	5	6	916
STR	44	10	4	611
TOTALS	2,775		2,366	361,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	130.5458	155.02	366,777	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2107 HX Base Yr 2020



2398 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,275
TOTAL MARKET OB/XF VALUE		31,750
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		593,025
SOH/AGL Deduction		209,326
ASSESSED VALUE		383,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,699
TOTAL JUST VALUE		593,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190426	SWIM POOL	0	07/17/2019
20181664	CO ISSUED	0	01/28/2019
20181664	NEW CONSTR	273,760	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/1030	9/06/2005	WD	Q	V		180,000
GRANTOR: SLONE DAVID C						
GRANTEE: TEBBE RONALD L & RU						
0916/0736	1/21/2000	WD	U	V		63,000
GRANTOR: CHAPLIN GEORGE & SHER						
GRANTEE: SLONE DAVID C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E19 N18 E2 N2 W21$ E21 S2 W2 S22 PTO=[YR=2018] W1 S8 E14 N8 W13$ E13 N58 W16 N8$ S8 E16 N8$ PTR=E15 FUS=[YR=2018] E32 S16 W9 STR=[YR=2018] S5 W4 N11 E4 S6 $ N6 W4 S11 W19 N21$ 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	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2018	2018	3	98	7,997	
2	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2019	2019	3	93	14,229	
3	0855	CONC PAVER	0	100	0	0	578.00	SF	10.00	10.00	100	2019	2019	3	99	5,722	
4	0476	VF 6 SBPL	0	100	0	0	36.00	LF	16.00	16.00	100	2019	2019	3	96	553	
5	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2019	2019	3	96	2,212	
6	0476	VF 6 SBPL	0	100	0	0	12.00	LF	40.00	40.00	100	2019	2019	3	96	461	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 31,750

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	100			50.00	115.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 12/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS