

BLOCK 6 LOT 3
IN OR 920/595
BUCKS FDNA BEACH # 2 PB 3/17

BERGHOEFER ENTERPRISES INC
96049 CAPTAINS POINTE ROAD
YULEE, FL 32097

2023

00-00-31-114B-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,080	100	1,080	120,866
FOP	240	30	72	8,058
FOP	240	30	72	8,058
FUS	1,080	100	1,080	120,866
UOP	135	20	27	3,021
UOP	240	20	48	5,372
UOP	240	20	48	5,372
TOTALS	3,255		2,427	271,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	1,061.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	0			60.00	115.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,427	111.7200	133.23	323,349	1990	1990	0	0	16.00	84.00
1 DUPLEX - 0% - 0											
Heated Area: 2160 HX Base Yr											

2441 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,431											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										271,613	
TOTAL MARKET OB/XF VALUE										5,431	
TOTAL LAND VALUE - MARKET										240,000	
TOTAL MARKET VALUE										517,044	
SOH/AGL Deduction										140,515	
ASSESSED VALUE										376,529	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										376,529	
TOTAL JUST VALUE										517,044	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										461,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121606	FLASH	1,200	08/07/2012
20121607	ROOF	900	08/07/2012
20120343	H/AC	3,000	03/01/2012
20053226	REPAIR/RRF	4,000	12/21/2005
5603	NEW CONSTR	112,000	09/28/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0920/0595	2/17/2000	WD	U	I		207,000			
GRANTOR:BUCHANAN CAROL Q & CL									
GRANTEE: BERGHOEFER ENTERPRI									
0580/0941	10/03/1989	WD	Q	V		23,000			
GRANTOR:PICKETT C ET AL									
GRANTEE:BUCHANAN CAROL & C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W40 S6 BAS=[YR=1993] S27 UOP=[YR=1993] S6 E40 N6 W40 \$ E40 N27 W40 \$ E40 N6 \$ PTR= E15 FOP=[YR=1993] E40 S6 FUS=[YR=1993] S27 FOP=[YR=1993] S6 W17 UOP=[YR=1993] S7 E7 S5 W20 N5 E8 N7 E5\$ W23 N6 E40 \$ W40 N27 E40\$ W40 N6\$ W15\$.											