



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	112,562
FGR	424	55	233	27,320
FGR	424	55	233	27,320
FOP	240	30	72	8,442
FST	112	55	62	7,269
FUS	960	100	960	112,562
UOP	172	20	34	3,987
UOP	172	20	34	3,987

TOTALS	3,464		2,588	303,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,588	109.2480	130.28	337,165	1987	2002	0	0	0	10.00
1 DUPLEX - 100% - 2019 Heated Area: 1920 HX Base Yr 2019											

2519 1ST AVE, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
894.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,534				
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LAND DESCRIPTION										TOTAL OB/XF									
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
1	000800	C	MULTI-FAM	100			60.00	115.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										303,448									
TOTAL MARKET OB/XF VALUE										2,534									
TOTAL LAND VALUE - MARKET										240,000									
TOTAL MARKET VALUE										545,982									
SOH/AGL Deduction										234,189									
ASSESSED VALUE										311,793									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										261,793									
TOTAL JUST VALUE										545,982									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										474,938									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220905	REPAIR/RRF	0	03/11/2022
20190661	REMODEL	0	01/06/2020
20110983	H/AC	3,600	06/16/2011
20101090	H/AC	3,600	07/02/2010
20051888	REPAIR/RRF	3,000	06/03/2005
BP4121	N/A	52,000	01/12/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2494/0990	8/11/2021	WD	U	I	11	100			
GRANTOR: SCHUSTER ROBERT									
GRANTEE: EDGAR SHARON									
2368/1173	6/11/2020	TD	U	I	11	100			
GRANTOR: SCHUSTER-EDGAR FAMILY									
GRANTEE: EDGAR SHARON & ROBE									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W8 BAS=[YR=1993] N3 W40 S3 UOP=[YR=1993] W8 S16 E4 S11 E4 FOP=[YR=1993] E40 N6 W40 S6 \$ N27 \$ S21 E40 N21 \$ S27 E4 N11 E4 N16 \$ PTR= E15 FGR=[YR=1993] E20 FGR=[YR=1993] E20 S24 W16 FST=[YR=1993] W8 N14 E8 S14 \$ N14 W4 N10 \$ S10 W4 S14 W16 N24 \$ W15 \$ PTR= N25 FUS=[YR=1993] N24 W40 S24 E40 \$ S25 \$.									