BLOCK 7 LOT 10
IN OR 877/1956
BUCKS FDNA BEACH # 2 PB 3/17

JORJ INC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

00-00-31-114B-0007-0100

BUILDING CHARACTERISTICS

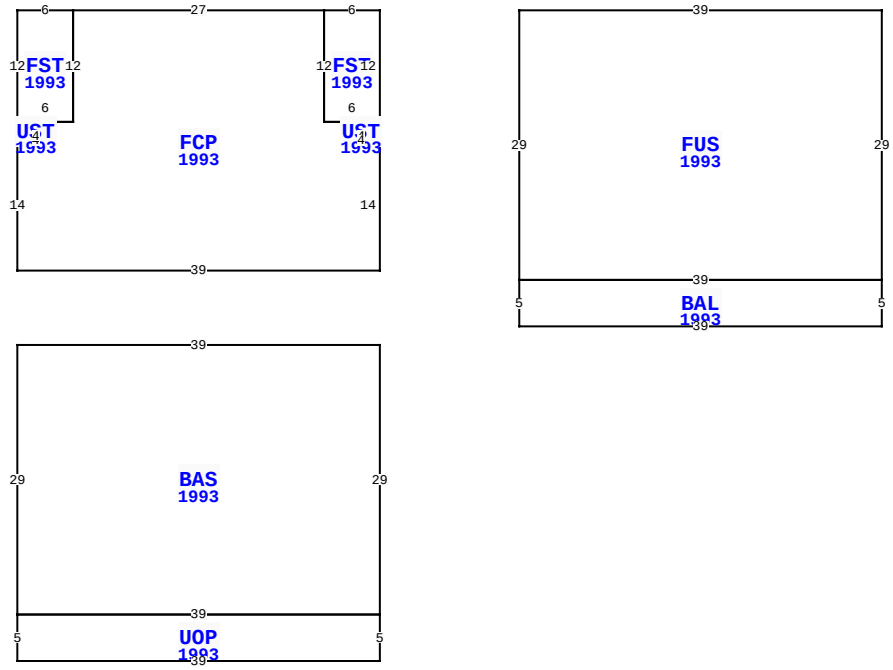
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
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
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	195	15	29	3,242
BAS	1,131	100	1,131	126,426
FCP	932	25	233	26,045
FST	72	55	40	4,471
FST	72	55	40	4,471
FUS	1,131	100	1,131	126,426
UOP	195	20	39	4,360
UST	8	45	4	447
UST	8	45	4	447
TOTALS	3,744		2,651	296,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,651	116.4480	138.86	368,118	1983	1983	0	0	0	19.50	80.50

1 DUPLEX – 0% - 0 Heated Area: 2262 HX Base Yr



2473 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,335
TOTAL MARKET OB/XF VALUE	3,379
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	539,714
SOH/AGL Deduction	152,137
ASSESSED VALUE	387,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,577
TOTAL JUST VALUE	539,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959303	REPAIR/RRF	1,400	09/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1956	4/08/1999	WD	Q	I		157,000
GRANTOR: DOUGLASS MILTON B & I						
GRANTEE: JORJ INC						
0371/0760	10/01/1982	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 FCP=[YR=1993] W27 FST=[YR=1993] W6 S12 UST=[YR=1993] S2 E4 N2 W4 $ E6 N12 $ S12 W2 S2 W4 S14 E39 N14 UST=[YR=1993] N2 W4 S2 E4 $ W4 N2 W2 N12 $ S12 E6 N12 $ PTR= E15 FUS=[YR=1993] E39 S29 BAL=[YR=1993] S5 W39 N5 E39 $ W39 N29 $ W15 $ PTR= S36 BAS=[YR=1993] S29 UOP=[YR=1993] S5 W39 N5 E39 $ W39 N29 E39 $ N36 $.

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	0812	CONCRETE C	0	0	0	0	1,285.00	SF	4.00	4.00	100	1983	1983	3	44	2,262	
2	0810	CONCRETE A	0	0	0	0	185.00	SF	6.50	6.50	100	1983	1983	3	44	529	
3	0855	CONC PAVER	0	0	20	5	100.00	SF	7.00	7.00	100	2003	2003	3	84	588	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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	000800	C	MULTI-FAM	0			60.00	115.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS