

BLOCK 8 LOT 6
IN OR 1682/572
BUCKS FDNA BEACH 2 PB 3/17

DUMAS MARY M
2641 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0008-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

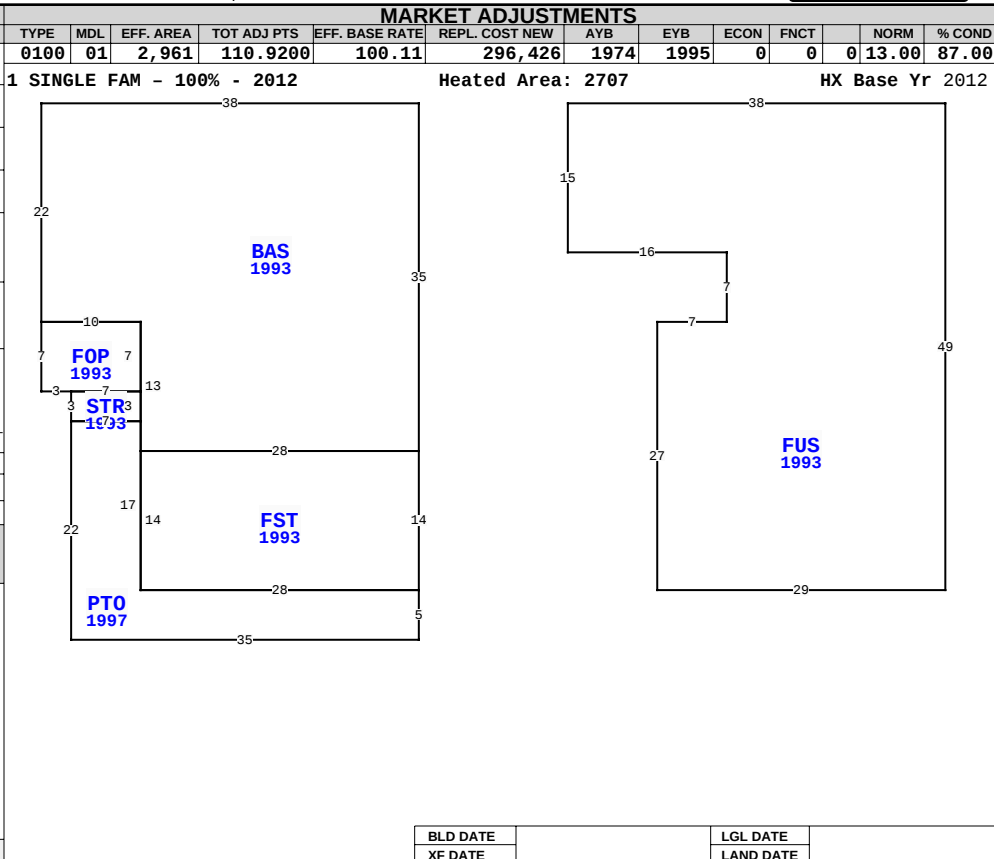
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	104,515
FOP	70	30	21	1,829
FST	392	55	216	18,813
FUS	1,507	100	1,507	131,253
PTO	294	5	15	1,307
STR	21	10	2	174

TOTALS	3,484		2,961	257,891
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
3	0855	CONC PAVER	0	100	0	0	1,651.00	SF 7.00	7.00
5	1242	WD DECK A	0	100	0	0	170.00	SF 12.50	12.50
6	1242	WD DECK A	0	100	20	3	60.00	SF 12.50	12.50
7	1242	WD DECK A	0	100	16	16	256.00	SF 12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			60.00	115.00	60.00

REVIEW DATE 05/30/2018 BY DJX



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

TOTAL OB/XF									
15,277									

Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	257,891								
TOTAL MARKET OB/XF VALUE	15,277								
TOTAL LAND VALUE - MARKET	240,000								
TOTAL MARKET VALUE	513,168								
SOH/AGL Deduction	230,548								
ASSESSED VALUE	282,620								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	232,620								
TOTAL JUST VALUE	513,168								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	522,094								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130796	NEW PAVERS	0	05/29/2013
20101562	H/AC	3,600	09/13/2010
20101373	REMODEL	2,000	08/17/2010
20101302	ADDITION	8,000	08/06/2010
B004	EXT INT REMOD	125,000	06/09/2010
20060756	H/AC	1,086	04/13/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1682/0572	5/11/2010	WD	U	I	12	178,200	
GRANTOR: TAYLOR BEAN & WHITAKE							
GRANTEE: DUMAS MARY M							
1637/0650	8/31/2009	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: TAYLOR BEAN & WHITA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W38 S22 FOP=[YR=1993] S7 E3 STR=[YR=1993] S3 PTO=[YR=1997] S22 E35 N5 FST=[YR=1993] N14 W28 S14 E28 \$ W28 N17 W7 \$ E7 N3 W7 \$ E7 N7 W10 \$ E10 S13 E28 N35 \$PTR= E15 FUS=[YR=1993] E38 S49 W29 N27 E7 N7 W16 N15 \$ W15 \$.									