

BLOCK 8 LOT 7
IN OR 1623/276
BUCKS FDNA BEACH #2 PB 3/17

MCCORMAC DANIEL W & PATRICIA G
2621 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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
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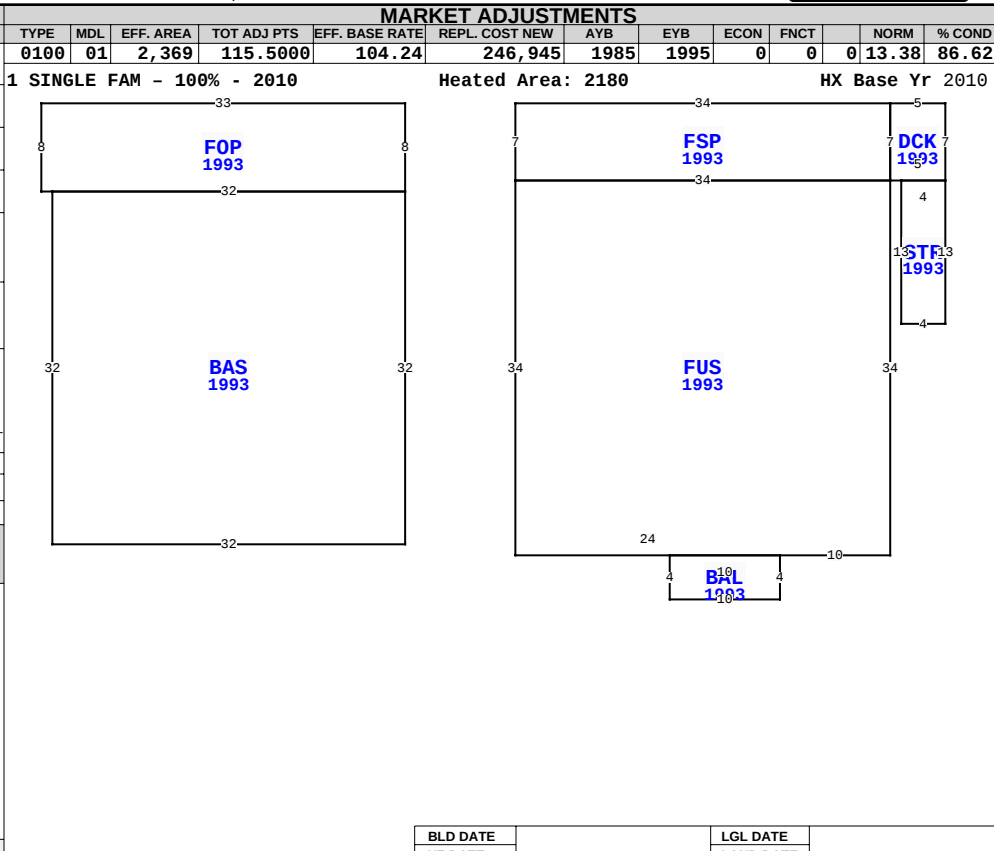
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	541
BAS	1,024	100	1,024	92,460
DCK	35	10	4	361
FOP	264	30	79	7,133
FSP	238	40	95	8,578
FUS	1,156	100	1,156	104,378
STR	52	10	5	451
TOTALS	2,809		2,369	213,904

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0810	CONCRETE A	0	100	42	19	798.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,568	
3	0855	CONC PAVER	0	100	0	0	219.00	SF	10.00	10.00	100	2014	2014	3	95	2,081	
4	0855	CONC PAVER	0	100	0	0	134.00	SF	10.00	10.00	100	2014	2014	3	95	1,273	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2621 1ST AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			213,904	
TOTAL MARKET OB/XF VALUE			8,022	
TOTAL LAND VALUE - MARKET			240,000	
TOTAL MARKET VALUE			461,926	
SOH/AGL Deduction			246,053	
ASSESSED VALUE			215,873	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			165,873	
TOTAL JUST VALUE			461,926	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			468,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090853	REPAIR/RRF	4,128	07/01/2009
B9710507	REPAIR/RRF	2,500	05/27/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1623/0276	5/26/2009	WD	U	I	12
					213,900
GRANTOR: AURORA LOAN SERVICES					
GRANTEE: MCCORMAC DANIEL W &					
1607/0112	2/25/2009	CT	U	I	18
					100
GRANTOR: CLERK OF COURT					
GRANTEE: AURORA LOAN SERVICE					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=1993] W33 S8 E1 BAS=[YR=1993] S32 E32 N32 W32\$ E32		
N8\$ PTR=E10 FSP=[YR=1993] E34 DCK=[YR=1993] E5S7		
STR=[YR=1993] S13W4N13E4\$W5N7\$S7 FUS=[YR=1993] S34 W10		
BAL=[YR=1993] S4 W10 N4 E10\$ W24 N34E34\$ W34 N7\$ W10\$.		

LAND DESCRIPTION							TOTAL OB/XF										8,022									
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	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	100			60.00	115.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000									
FORMERLY USED FOR: 000100 000000 0001 0000 000000																										