BLOCK 8 LOT 9
IN OR 1885/1147
BUCKS FDNA BEACH 2 PB 3 PG 17

MCCARTNEY REBECCA M &/HANLON DEWAIN M
2601 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0008-0090

BUILDING CHARACTERISTICS

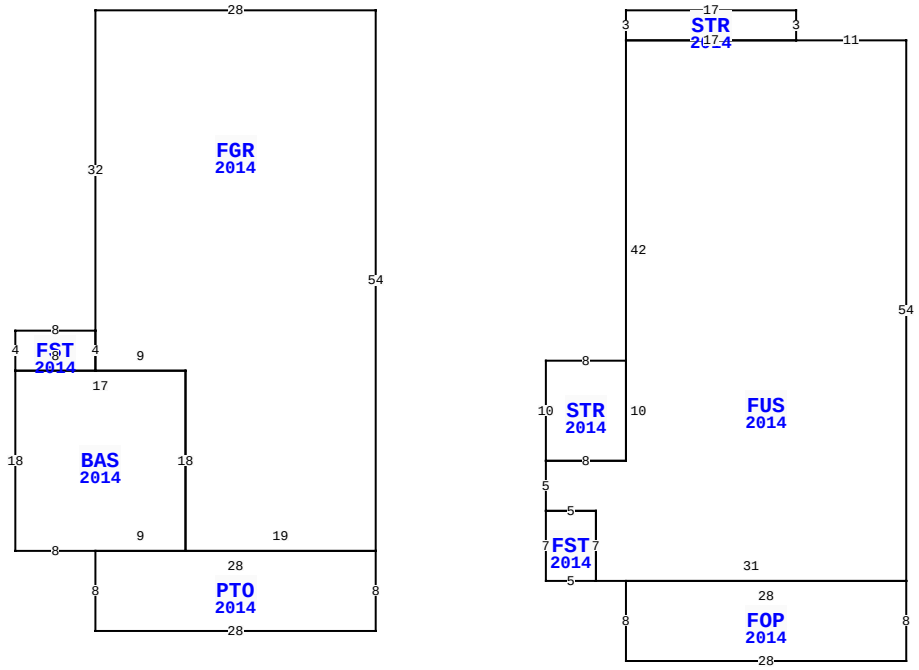
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	306	100	306	39,661
FGR	1,350	55	742	96,171
FOP	224	30	67	8,684
FST	32	55	18	2,333
FST	35	55	19	2,463
FUS	1,573	100	1,573	203,877
PTO	224	5	11	1,425
STR	51	10	5	648
STR	80	10	8	1,037
TOTALS	3,875		2,749	356,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,749	113.4000	134.66	370,180	2014	2014	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2015 Heated Area: 1879 HX Base Yr 2015



2601 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,298
TOTAL MARKET OB/XF VALUE		8,823
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		605,121
SOH/AGL Deduction		244,184
ASSESSED VALUE		360,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,937
TOTAL JUST VALUE		605,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141718	NEW CONSTR	5,500	08/05/2014
20141520	NEW CONSTR	214,844	07/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1885/1147	10/05/2013	WD	U	V	11	100
GRANTOR: MCCARTNEY REBECCA M &						
GRANTEE: MCCARTNEY REBECCA M						
1693/0560	7/26/2010	WD	U	V	11	100
GRANTOR: POLAND BETTY LUCILLE						
GRANTEE: MCCARTNEY REBECCA M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W28 S32 FST=[YR=2014] W8 S4 BAS=[YR=2014] S18 E8 PTO=[YR=2014] S8 E28 N8 W28$ E9 N18 W17$ E8 N4$ S4 E9 S18 E19 N54$ PTR=E25 STR=[YR=2014] E17 S3 FUS=[YR=2014] E11 S54 FOP=[YR=2014] S8 W28 N8 E28$ W31 FST=[YR=2014] W5 N7 E5 S7$ N7 W5 N5 STR=[YR=2014] N10 E8 S10 W8$ E8 N42 E17$ W17 N3$ W25$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	931.00	SF	7.00	7.00	100	2014	2014	3	95	6,191	
2	1242	WD DECK A	0	100	0	0	376.00	SF	10.00	10.00	100	2014	2014	3	70	2,632	

LAND DESCRIPTION

TOTAL OB/XF 8,823

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS