



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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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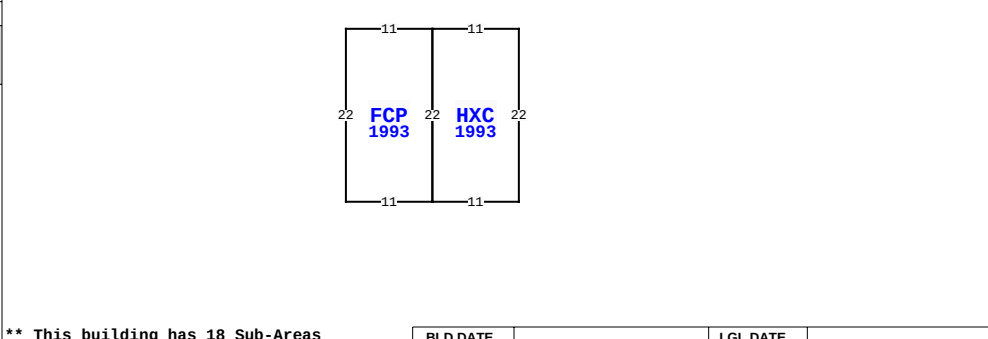
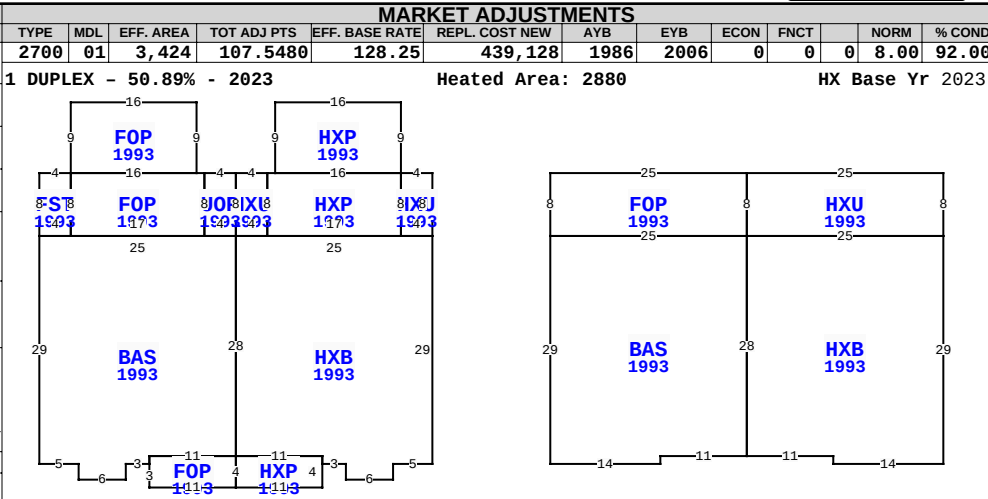
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	714	84,245
BAS	726	100	726	85,661
FCP	242	25	60	7,079
FOP	44	30	13	1,534
FOP	136	30	41	4,837
FOP	144	30	43	5,074
FOP	200	30	60	7,079
FST	32	55	18	2,124
HXB	714	100	714	84,245
HXB	726	100	726	85,661
TOTALS	4,540		3,424	403,998

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A
3	0811 CONCRETE B

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	0812	CONCRETE C	0	100	0	0			1,446.00	SF 4.00	1986	1986	3	52	3,008	
2	0810	CONCRETE A	0	100	0	0			64.00	SF 6.50	1997	1997	3	75	312	
3	0811	CONCRETE B	0	100	0	0			633.00	SF 5.20	1986	1986	3	52	1,712	

LAND DESCRIPTION	
L N	USE CODE
1	000800 C

REVIEW DATE	09/06/2022	BY	DJX
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2845 1ST AVE, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,446.00	SF	4.00	4.00	100	1986	1986	3	52	3,008	
64.00	SF	6.50	6.50	100	1997	1997	3	75	312	
633.00	SF	5.20	5.20	100	1986	1986	3	52	1,712	

TOTAL OB/XF										5,032	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	65.00	125.00	65.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	

REVIEW DATE	09/06/2022	BY	DJX
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Total Acres: 0.00	Total Land Value: 260,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	403,998
TOTAL MARKET OB/XF VALUE	5,032
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	669,030
SOH/AGL Deduction	0
ASSESSED VALUE	669,030
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	619,030
TOTAL JUST VALUE	669,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	582,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101561	H/AC	1,500	09/13/2010
20061866	REPAIR/RRF	5,000	08/07/2006
20051948	H/AC	3,000	06/08/2005
20051949	H/AC	2,000	06/08/2005
B9710616	ADDITION	600	07/23/1997
B9710583	ADDITION	700	07/03/1997

SALES DATA	
OFF RECORD Number	DATE
2544/1198	3/07/2022
GRANTOR: ZOLLER LINWOOD W JR &	
GRANTEE: SALAS FRANK J	
2320/0243	11/19/2019
GRANTOR: PATTEN JOHN W	
GRANTEE: ZOLLER LINWOOD W JR	

BUILDING NOTES	
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BUILDING DIMENSIONS	
HXU=[YR=1993] W4 HXP=[YR=1993] N9 W16 S9 HXP=[YR=1993] W1	
HXU=[YR=1993] W4 UOP=[YR=1993] W4 FOP=[YR=1993] W1	
FOP=[YR=1993] N9 W16 S9 E16 W16 FST=[YR=1993] W4 S8 E4 N8	
\$ S8 E17 N8 \$ S8 E4 N8 \$ S8 BAS=[YR=1993] W25 S29 E5 S2 E6	
N2 E3 FOP=[YR=1993] S3 E11 HXP=[YR=1993] E11 N4 W11 S4 \$ N4	
W11 S1 \$ N1 E11 N28 \$ HXB=[YR=1993] S28 E11 S1 E3 S2 E6 N2	
E5 N29 W25 \$ E4 N8 \$ S8 E17 N8 W16 \$ E16 \$ S8 E4 N8 \$ PTR=	
E15 FOP=[YR=1993] E25 HXU=[YR=1993] E25 S8 HXB=[YR=1993]	
S29 W14 N1 W11 N28 E25 \$ W25 N8 \$ S8 BAS=[YR=1993] S28 W11	
S1 W14 N29 E25 \$ W25 N8 \$ W15 \$ PTR= S45 FCP=[YR=1993] W11	
S22 E11 HXC=[YR=1993] E11 N22 W11 S22 \$ N22 \$ N45 \$.	

AND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
260,000							

REVIEW DATE	09/06/2022	BY	DJX
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Total Acres: 0.00	Total Land Value: 260,000	Market: 0	Agricultural: 0
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Common: 260,000	PRINTED 08/02/2023 BY SYS
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