BLOCK 10 LOT 5
IN OR 2112/1994
BUCKS FDNA BEACH 2 PB 3/17

COOMBS SARAH P L/E/
PO BOX 15098
FERNANDINA BEACH, FL 32035

**2023**

**00-00-31-114B-0010-0050**

## BUILDING CHARACTERISTICS

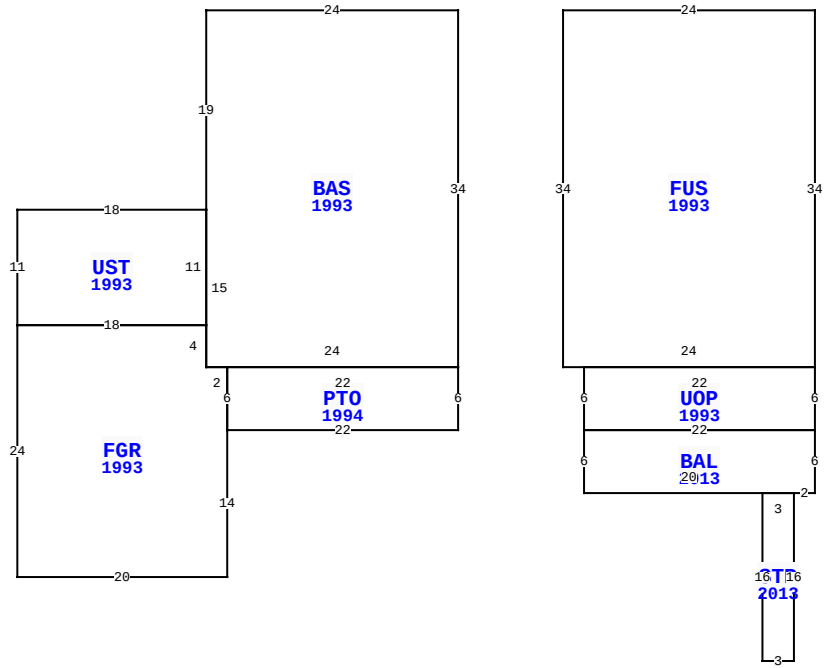
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 13 | LVT/LAMNT 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 |
| NEIGHBORHOOD/LOC | 1043.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 132 | 15 | 20 | 1,407 |
| BAS | 816 | 100 | 816 | 57,420 |
| FGR | 472 | 55 | 260 | 18,295 |
| FUS | 816 | 100 | 816 | 57,420 |
| PTO | 132 | 5 | 7 | 493 |
| STR | 48 | 10 | 5 | 352 |
| UOP | 132 | 20 | 26 | 1,830 |
| UST | 198 | 45 | 89 | 6,263 |
| TOTALS | 2,746 | | 2,039 | 143,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,039 | 101.4300 | 91.54 | 186,650 | 1971 | 1971 | 0 | 0 | 0 | 23.13 | 76.87 |

1 SINGLE FAM – 100% - 1999 Heated Area: 1632 HX Base Yr 1999




2825 1ST AVE, 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 | | 143,478 |
| TOTAL MARKET OB/XF VALUE | | 3,264 |
| TOTAL LAND VALUE - MARKET | | 260,000 |
| TOTAL MARKET VALUE | | 406,742 |
| SOH/AGL Deduction | | 263,229 |
| ASSESSED VALUE | | 143,513 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,513 |
| TOTAL JUST VALUE | | 406,742 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 412,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120034 | SLIDING DOOR | 6,000 | 01/10/2012 |
| 20111037 | H/AC | 3,700 | 06/24/2011 |
| 20090038 | REPAIR/RRF | 2,400 | 01/13/2009 |
| 20080565 | REPAIR/RRF | 5,787 | 04/10/2008 |
| B0021430 | REPAIR/RRF | 3,000 | 08/20/2002 |
| 7948 | REPAIR/RRF | 780 | 10/23/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2112/1994 | 4/10/2017 | SW | U | I | 11 | 100 |
| GRANTOR: COOMBS SARAH P | | | | | | |
| GRANTEE: COOMBS JACK E & JAK | | | | | | |
| 2112/1992 | 4/10/2017 | SW | U | I | 11 | 100 |
| GRANTOR: COOMBS JACK E | | | | | | |
| GRANTEE: COOMBS SARAH P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S19 UST=[YR=1993] W18 S11 FGR=[YR=1993] S24 E20 N14 PTO=[YR=1994] E22 N6 W22 S6$ N6 W2 N4 W18$ E18 N11$ S15 E24 N34$ PTR=E10 FUS=[YR=1993] E24 S34 UOP=[YR=1993] S6 BAL=[YR=2013] S6 W2 STR=[YR=2013] S16 W3 N16 E3$ W20 N6 E22$ W22 N6 E22$ W24 N34$ W10$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,121.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 35 | 2,040 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 24 | 20 | 428.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 44 | 1,224 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,264

| 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 | 000100 | C | SFR | 100 | | | 65.00 | 157.00 | 65.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 260,000 | | | | | | | |

REVIEW DATE 05/31/2018 BY DJX Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/02/2023 BY SYS