LOT 3 EX S-1
IN OR 2039/375
DUNEWOOD SUB PB 5/182

MCCARTHY KEVIN & VICKI
2332 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1235-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	759	100	759	86,440
FGR	585	55	322	36,671
FUS	556	100	556	63,320
UOP	342	20	68	7,745
TOTALS	2,242		1,705	194,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,705	111.7000	133.20	227,106	1993	1993	0	0	0	14.50	85.50

1 DUPLEX – 100% - 2023 Heated Area: 1315 HX Base Yr 2023

2332 1ST AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,176
TOTAL MARKET OB/XF VALUE		3,822
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		377,998
SOH/AGL Deduction		0
ASSESSED VALUE		377,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,998
TOTAL JUST VALUE		377,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121693	HVAC	4,225	08/16/2012
C0102215	H/AC	2,000	01/03/2011
20010586	OTHER	1,000	04/05/2001
7348	NEW CONSTR	110,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1774	9/20/2022	WD	Q	I	01	495,000
GRANTOR: LEEK LEROY & PRISCILL						
GRANTEE: MCCARTHY KEVIN & VI						
2039/0375	4/08/2016	WD	Q	I	01	207,500
GRANTOR: MILLER SAMUEL W & MYR						
GRANTEE: LEEK LEROY & PRISCI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] 585$ BAS=[YR=1993] 759$ UOP=[YR=1993] 342$
FUS=[YR=1993] 556$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	1993	1993	3	68	2,302	

LAND DESCRIPTION

TOTAL OB/XF 3,822

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			30.00	109.00	30.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	180,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS