S1/2 OF LOT 7
IN OR 1971/1493
HUTCHINS SOUTH BEACH PB 4/70

GIGGY HUGH K II & TERRY A
2997B FIRST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1390-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

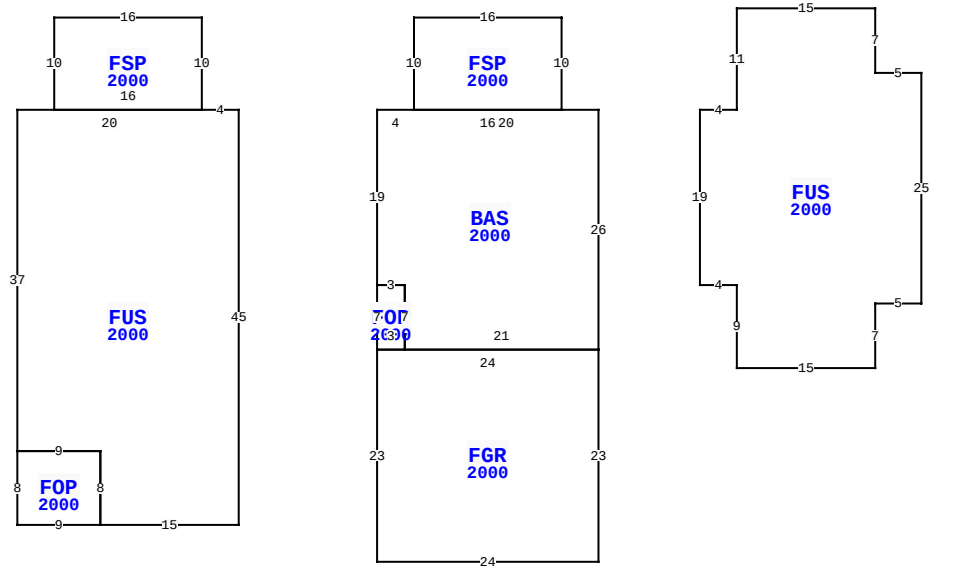
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	603	100	603	72,485
FGR	552	55	304	36,542
FOP	21	30	6	722
FOP	72	30	22	2,644
FSP	160	40	64	7,693
FSP	160	40	64	7,693
FUS	786	100	786	94,482
FUS	1,008	100	1,008	121,168
TOTALS	3,362		2,857	343,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,857	141.6994	134.61	384,581	2000	2000	0	0	0	10.70	89.30

1 TOWNHOUSE - 100% - 2016 Heated Area: 2397 HX Base Yr 2016



2997 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		343,431
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		544,267
SOH/AGL Deduction		180,817
ASSESSED VALUE		363,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,450
TOTAL JUST VALUE		544,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0012035	XFOB	10,000	09/12/2001
B014458	XFOB	3,000	12/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1493	3/31/2015	WD	Q	I	01	385,000
GRANTOR: WILLIAMS MARSHALL L &						
GRANTEE: GIGGY HUGH K II & T						
1572/1718	6/20/2008	QC	U	I	07	100
GRANTOR: WILSON MICHAEL P & LI						
GRANTEE: WILLIAMS MARSHALL L						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2000] W4 FSP=[YR=2000] N10 W16 S10 E16 $ W20 S37 FOP=[YR=2000] S8 E9 N8 W9 $ E9 S8 E15 N45 $ PTR= E15 BAS=[YR=2000] E4 FSP=[YR=2000] N10 E16 S10 W16 $ E20 S26 FGR=[YR=2000] S23 W24 N23 E24 $ W21 FOP=[YR=2000] W3N7 E3 S7 $ N7 W3 N19 $ W15 $ PTR= E50 FUS=[YR=2000] E4 N11 E15 S7 E5 S25 W5 S7 W15 N9 W4 N19 $ W50 $.

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	944.00	SF	5.20	5.20	100	2000	2000	3	80	3,927	
2	0810	CONCRETE A	0	100	0	0	119.00	SF	6.50	6.50	100	2000	2000	3	80	619	
3	1242	WD DECK A	0	100	0	0	145.00	SF	10.00	10.00	100	2000	2000	3	20	290	

LAND DESCRIPTION

TOTAL OB/XF 4,836

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			35.00	143.00	35.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	196,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 08/02/2023 BY SYS