TRACT 9 EX S-1
IN OR 1728/1492
HUTCHINS SOUTH BEACH PB 4/70

DELLE DONNE DAVID G & TERESA H
2982 1ST AV #B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1390-0009-0000

BUILDING CHARACTERISTICS

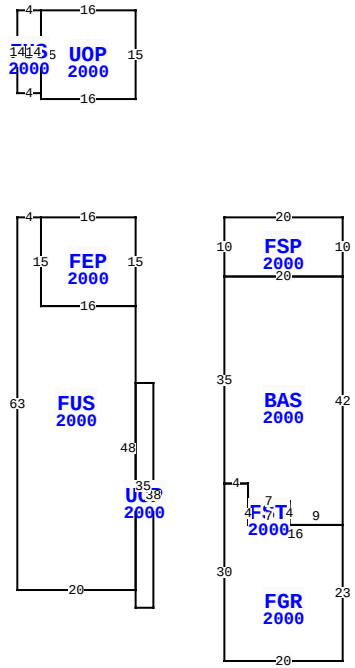
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	784	100	784	105,926
FEP	240	80	192	25,941
FGR	488	55	268	36,209
FSP	200	40	80	10,809
FST	28	55	15	2,026
FUS	56	100	56	7,566
FUS	1,020	100	1,020	137,811
UOP	114	20	23	3,107
UOP	240	20	48	6,485
TOTALS	3,170		2,486	335,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,486	158.9069	150.96	375,287	2000	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1860 HX Base Yr 2022



2982 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,882
TOTAL MARKET OB/XF VALUE		6,013
TOTAL LAND VALUE - MARKET		229,600
TOTAL MARKET VALUE		571,495
SOH/AGL Deduction		0
ASSESSED VALUE		571,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		521,495
TOTAL JUST VALUE		571,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211103	SWIM POOL	0	03/01/2021
B151808	ADDITION	0	08/01/2015
20060100	REMODEL	10,500	01/13/2006
B0022148	REMODEL	3,000	08/29/2002
B2001125	NEW CONSTR	130,000	02/07/2000
B2001126	NEW CONSTR	130,000	02/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1728/1492	3/10/2011	WD	Q	I	01	300,000
GRANTOR: CHERESKIN JAMES M & B						
GRANTEE: DONNE DAVID G & TER						
1320/0335	5/25/2005	WD	Q	I		385,000
GRANTOR: GILLILAND CAROL B TRU						
GRANTEE: CHERESKIN JAMES M &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2000] W16 FUS=[YR=2000] W4 S63 E20 UOP=[YR=2000] S3 E3 N38 W3 S35 $ N48 W16 N15 $ S15 E16 N15 $ PTR= E15 FSP=[YR=2000] E20 S10 BAS=[YR=2000] S42 FGR=[YR=2000] S23 W20 N30 E4 S3 FST=[YR=2000] S4 E7 N4 W7 $ S4 E16 $ W9 N4 W7 N3 W4 N35 E20 $ W20 N10 $ W15 $ PTR = N20 UOP=[YR=2000] N15 W16 FUS=[YR=2000] W4 S14 E4 N14 $ S15 E16 $ S20 $.

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	980.00	SF	5.20	5.20	100	2000	2000	3	80	4,077	
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2000	2000	3	80	208	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2015	2015	3	96	1,728	

LAND DESCRIPTION

TOTAL OB/XF 6,013

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			41.00	120.00	41.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	229,600							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 229,600 Market: 0 Agricultural: 0 Common: 229,600 PRINTED 08/02/2023 BY SYS