LOT 16
OCEANSIDE SUB PB 4/68

HAYS JEFFREY L/WEAVER LEA B
2701 ALLAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

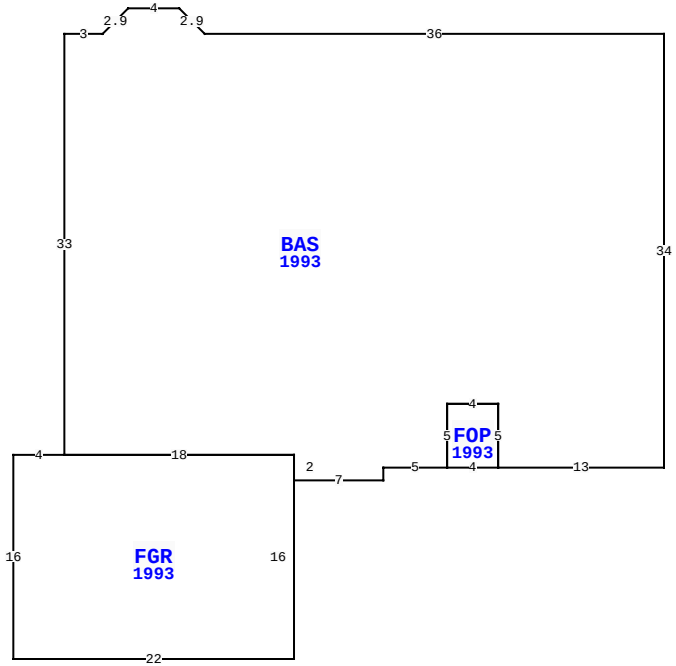
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	129,230
FGR	352	55	194	15,878
FOP	20	30	6	491
TOTALS	1,951		1,779	145,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	107.0000	96.57	171,798	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 50% - 2021 Heated Area: 1579 HX Base Yr 2021



2701 ALLAN ST, 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		145,599
TOTAL MARKET OB/XF VALUE		2,556
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		323,155
SOH/AGL Deduction		54,577
ASSESSED VALUE		268,578
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		218,578
TOTAL JUST VALUE		323,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130458	ROOF	7,350	03/16/2013
20110565	OTHER	3,510	04/15/2011
7383	NEW CONSTR	68,855	07/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1070	12/08/2021	FJ	U	I	11	100
GRANTOR: COOK CYNTHIA S ESTATE						
GRANTEE: WEAVER LEA B						
2346/1815	3/04/2020	QC	U	I	11	97,800
GRANTOR: HAYS JEFFREY L						
GRANTEE: HAYS JEFFREY & CYNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 U2 L2 W4 D2 L2 W3 S33 FGR=[YR=1993] W4 S16 E22 N16 W18 $ E18 S2 E7 N1 E5 FOP=[YR=1993] E4 N5 W4 S5 $ N5 E4 S5 E13 N34 $.

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	50	0	0	644.00	SF	5.20	5.20	100	1990	1990	3	62	2,076	
2	1242	WD DECK A	0	50	24	10	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS