N1/2 OF LOT 2
IN OR 2055/1569
OCEAN HILLS PBK 5/372

YAGER KENNETH R II/MYERS STEPHANIE D
2242 1ST AVENUE UNIT A
FERNANDINA BEACH, FL 32034

2023

00-00-31-155H-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

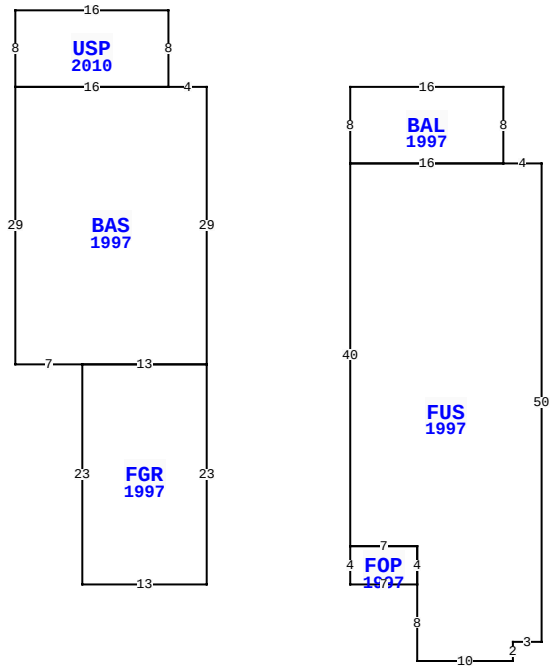
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	19	2,306
BAS	580	100	580	70,404
FGR	299	55	164	19,907
FOP	28	30	8	972
FUS	950	100	950	115,318
USP	128	30	38	4,613
TOTALS	2,113		1,759	213,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,759	145.2000	137.94	242,636	1997	1997	0	0	0	12.00	88.00

1 TOWNHOUSE – 100% - 2019 Heated Area: 1530 HX Base Yr 2019



2242 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,520
TOTAL MARKET OB/XF VALUE		7,190
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		400,710
SOH/AGL Deduction		106,142
ASSESSED VALUE		294,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,568
TOTAL JUST VALUE		400,710
NCON VALUE		5,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121398	ROOF	3,000	07/13/2012
20110374	ELEC OTHER	150	03/16/2011
B012384	XFOB	1,000	10/30/2001
B9710238	NEW CONSTR	79,944	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1569	6/24/2016	WD	Q	I	02	275,000
GRANTOR: BARRY ARTHUR P III						
GRANTEE: YAGER KENNETH R II						
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 USP=[YR=2010] N8 W16 S8 E16$ W16 S29 E7 FGR=[YR=1997] S23 E13 N23 W13$ E13 N29$ PTR=E15 BAL=[YR=1997] E16 S8 FUS=[YR=1997] E4 S50 W3 S2 W10 N8 FOP=[YR=1997] W7 N4 E7 S4$ N4 W7 N40 E16$ W16 N8$ W15 $.

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
4	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	2002	2002	3	83	1,710	
5	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2022	2022	3	100	5,480	

LAND DESCRIPTION

TOTAL OB/XF 7,190

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	130.00	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