S1/2 OF LOT 2
IN OR 2294/316
OCEAN HILLS PBK 5/372

DUPZYK JOSHUA J/MIRANDA ANGELA C
2242 1ST AVE B
FERNANDINA BEACH, FL 32034

2023

00-00-31-155H-0002-0020

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

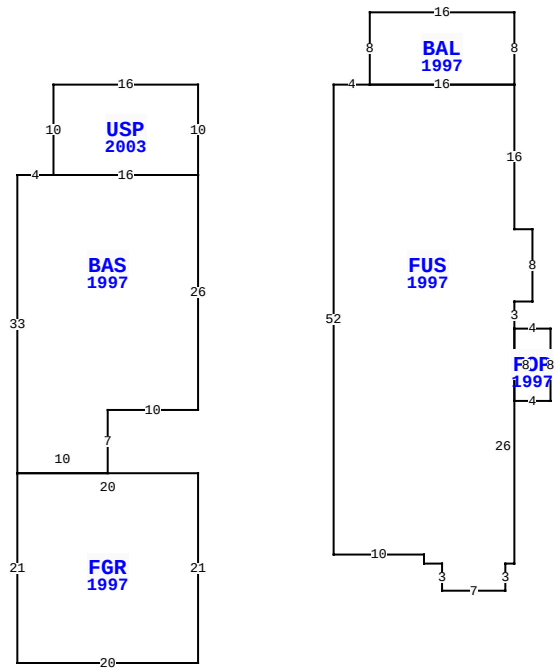
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	19	2,281
BAS	590	100	590	70,824
FGR	420	55	231	27,730
FOP	32	30	10	1,200
FUS	1,087	100	1,087	130,485
USP	160	30	48	5,762
TOTALS	2,417		1,985	238,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,985	143.5896	136.41	270,774	1997	1997	0	0	0	12.00	88.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1677 HX Base Yr 2020



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

2242 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,281
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		426,821
SOH/AGL Deduction		110,550
ASSESSED VALUE		316,271
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		266,271
TOTAL JUST VALUE		426,821
NCON VALUE		8,540
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183754	REMODEL	45,000	11/01/2018
B9710239	NEW CONSTR	90,994	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0316	6/28/2019	SW	Q	I	01	380,000
GRANTOR: 2242 1ST AV B LAND TR						
GRANTEE: DUPZYK JOSHUA J & A						
2207/1025	7/02/2018	CT	U	I	18	223,300
GRANTOR: CLERK OF COURT						
GRANTEE: 2242 1ST AV B LAND						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W16 S10 BAS=[YR=1997] W4 S33 FGR=[YR=1997] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15 FUS=[YR=1997] E4 BAL=[YR=1997] N8 E16 S8 W16$ E16 S16 E2 S8 W2 S3 FOP=[YR=1997] E4 S8 W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N52$ 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
3	0855	CONC PAVER	0	100	0	0	854.00	SF	10.00	10.00	100	2022	2022	3	100	8,540	

LAND DESCRIPTION

TOTAL OB/XF 8,540

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS