LOT 6
IN OR 2071/1443
OCEAN HILLS PBK 5/372

JENKINS BRIAN WESLEY & CYNTHIA D
2997 A 1ST AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155H-0006-0000

BUILDING CHARACTERISTICS

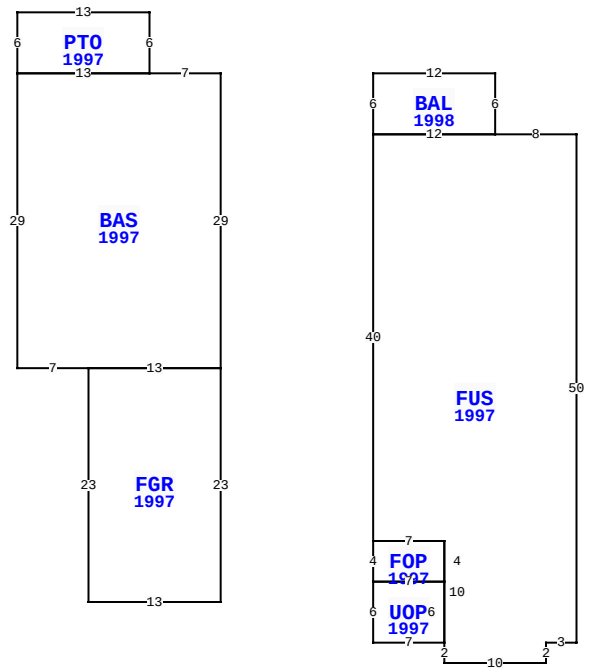
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-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	72	15	11	1,737
BAS	580	100	580	91,565
FGR	299	55	164	25,891
FOP	28	30	8	1,263
FUS	950	100	950	149,978
PTO	78	5	4	632
UOP	42	20	8	1,263
TOTALS	2,049		1,725	272,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,725	150.8700	179.91	310,345	1997	1997	0	0	0	12.25	87.75

1 DUPLEX – 0% - 0 Heated Area: 1530 HX Base Yr



2184 1ST AVE, 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	589,743
TOTAL MARKET OB/XF VALUE	6,564
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	836,307
SOH/AGL Deduction	130,115
ASSESSED VALUE	706,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	706,192
TOTAL JUST VALUE	836,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	803,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131418	REPAIR/RRF	500	06/20/2013
20051634	REPAIR/RRF	3,000	04/19/2005
B9710402	NEW CONSTR	82,200	03/27/1997
B9710403	NEW CONSTR	74,380	03/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1443	9/13/2016	WD	Q	I	01	509,000
GRANTOR: SYNERGY DEVELOPMENT L						
GRANTEE: JENKINS BRIAN WESLE						
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] W7 PTO=[YR=1997] N6 W13 S6 E13$ W13 S29 E7 FGR=[YR=1997] S23 E13 N23 W13$ E13 N29$ PTR=E15 BAL=[YR=1998] E12 S6 FUS=[YR=1997] E8 S50 W3 S2 W10 N2 UOP=[YR=1997] W7 N6 FOP=[YR=1997] N4 E7 S4 W7$ E7 S6$ N10 W7 N40 E12$ W12 N6$ 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
1	0811	CONCRETE B	0	0	0	0	562.00	SF	5.20	5.20	100	1997	1997	3	75	2,192	
2	0810	CONCRETE A	0	0	0	0	65.00	SF	6.50	6.50	100	1997	1997	3	75	317	
3	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1997	1997	3	75	88	
4	0811	CONCRETE B	0	0	0	0	922.00	SF	5.20	5.20	100	1997	1997	3	75	3,596	
5	0810	CONCRETE A	0	0	0	0	76.00	SF	6.50	6.50	100	1997	1997	3	75	371	

LAND DESCRIPTION

TOTAL OB/XF 6,564

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	000800	C	MULTI-FAM	0			60.00	130.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 03/21/2017 BY DJX Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS

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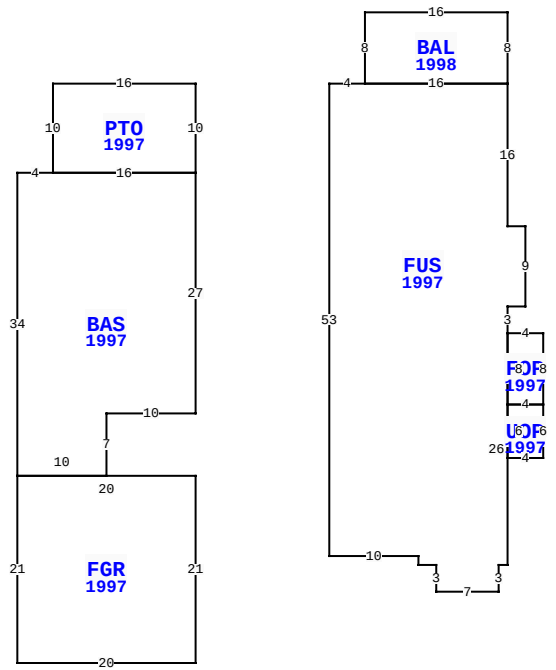
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	19	3,027
BAS	610	100	610	97,201
FGR	420	55	231	36,808
FOP	32	30	10	1,594
FUS	1,109	100	1,109	176,714
PTO	160	5	8	1,275
UOP	24	20	5	797
TOTALS	2,483		1,992	317,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,992	152.2800	181.59	361,727	1997	1997	0	0	0	12.25	87.75

2 DUPLEX – 0% - 0 Heated Area: 1719 HX Base Yr



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INCOME VALUE	
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BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W16 S10 BAS=[YR=1997] W4 S34 FGR=[YR=1997] S21 E20 N21 W20$ E10 N7 E10 N27 W16$ E16 N10$ PTR= E15 FUS=[YR=1997] E4 BAL=[YR=1998] N8 E16 S8 W16$ E16 S16 E2 S9 W2 S3 FOP=[YR=1997] E4 S8 UOP=[YR=1997] S6 W4 N6 E4$ W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N53$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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