N 28FT OF LOT 7
IN OR 1495/1826
OCEAN HILLS PBK 5/372

BUCHANAN RUSSELL
2172-A 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-155H-0007-0010

BUILDING CHARACTERISTICS

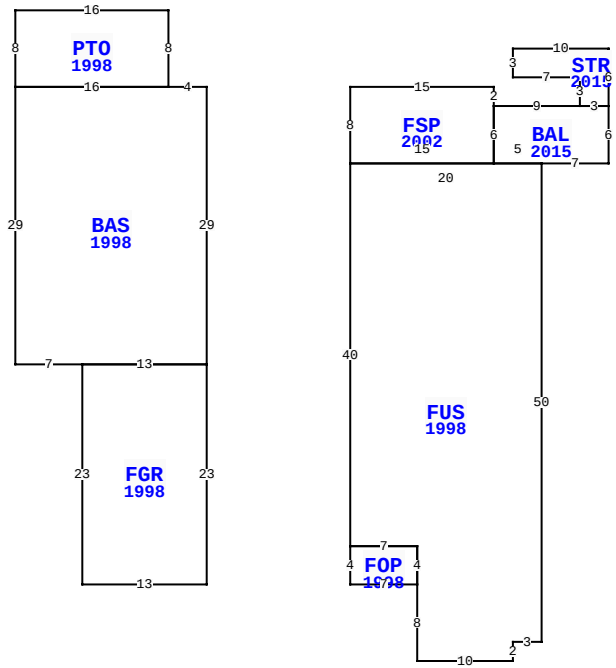
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	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	72	15	11	1,303
BAS	580	100	580	68,680
FGR	299	55	164	19,420
FOP	28	30	8	947
FSP	120	40	48	5,684
FUS	950	100	950	112,493
PTO	128	5	6	710
STR	39	10	4	474
TOTALS	2,216		1,771	209,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,771	141.2400	134.18	237,633	1998	1998	0	0	0	11.75	88.25

1 TOWNHOUSE – 100% - 2008 Heated Area: 1530 HX Base Yr 2008



2172 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,711
TOTAL MARKET OB/XF VALUE		4,410
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		382,121
SOH/AGL Deduction		229,304
ASSESSED VALUE		152,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,817
TOTAL JUST VALUE		382,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110822	H/AC	3,000	05/27/2011
B972033	NEW CONSTR	70,000	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						
1938/0605	9/16/2014	QC	U	I	11	79,500
GRANTOR: ANDERSON JANE A						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=1998] N8 W16 S8 E16 $ W16 S29 E7
FGR=[YR=1998] S23 E13 N23 W13 $ E13 N29 $ PTR= E15
FSP=[YR=2002] E15 S2 BAL=[YR=2015] E9 STR=[YR=2015] N3 W7 N3
E10 S6 W3$ E3 S6 W7 FUS=[YR=1998] S50 W3 S2 W10 N8
FOP=[YR=1998] W7 N4 E7 S4 $ N4 W7 N40 E20 $ W5 N6$ S6 W15 N8
$ W15 $.

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	1998	1998	3	77	2,798	
2	0810	CONCRETE A	0	100	0	0	77.00	SF	6.50	6.50	100	1998	1998	3	77	385	
3	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1998	1998	3	77	240	
4	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2005	2005	3	87	987	

LAND DESCRIPTION

TOTAL OB/XF 4,410

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			28.00	130.00	28.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	168,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/02/2023 BY SYS