PT OF LOT 36 (S-1)
IN OR 1329/1432
THE RESIDENCE @ AMELIA

PIMSNER CHARLES J & RENEE J/PIMSNER KRIS ANNE
2307-B 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

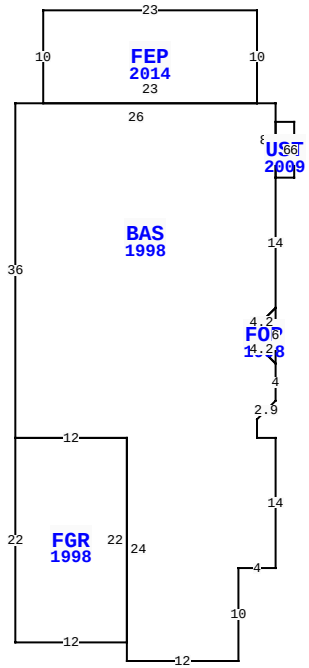
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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
BAS	1,337	100	1,337	181,640
FEP	230	80	184	24,998
FGR	264	55	145	19,699
FOP	9	30	3	408
UST	12	45	5	680
TOTALS	1,852		1,674	227,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,674	161.5860	153.51	256,976	1998	1998	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2008 Heated Area: 1337 HX Base Yr 2008



2307 1ST AVE, 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		227,424
TOTAL MARKET OB/XF VALUE		7,784
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		431,208
SOH/AGL Deduction		254,132
ASSESSED VALUE		177,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,076
TOTAL JUST VALUE		431,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141969	PORCH	6,986	09/10/2014
20131186	PAVERS	0	05/28/2013
20100679	H/AC	4,800	04/27/2010
20051585	REMODEL	6,000	04/14/2005
B983349	NEW CONSTR	76,700	03/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1432	6/30/2005	WD	U	I	01	100
GRANTOR: PIMSNER CHARLES J & R						
GRANTEE: PIMSNER CHARLES J E						
1236/0126	6/07/2004	WD	Q	I		240,000
GRANTOR: HOLLAND JERALD C & JO						
GRANTEE: PIMSNER CHARLES J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 FEP=[YR=2014] N10 W23 S10 E23$ W26 S36 FGR=[YR=1998] S22 E12 N22 W12$ E12 S24 E12 N10 E4 N14 W2 N2 U2 R2 N4 FOP=[YR=1998] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N14 UST=[YR=2009] E2 N6 W2 S6 $ N8$.

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	0855	CONC PAVER	0	100	0	0	812.00	SF	7.00	7.00	100	2013	2013	3	95	5,400	
2	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1998	1998	3	77	836	
5	0830	FLAGSTONE	0	100	0	0	116.00	SF	6.00	6.00	100	2006	2006	3	88	612	
6	1242	WD DECK A	0	100	0	0	302.00	SF	10.00	10.00	100	2006	2006	3	31	936	

LAND DESCRIPTION

TOTAL OB/XF 7,784

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			35.00	113.00	35.00	FF		1.00	1.00	1.40	4,000.00	5,600.00	196,000							

REVIEW DATE 06/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 08/02/2023 BY SYS