

BLOCK 270 LOT 6
IN OR 2496/305
CITY OF FDNA BEACH

LUCCHESI DONALD A & ELIZABETH
126 S 2ND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0270-0060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	10	ABOVE AVG 60	0500	11	2,389	150.5750	214.57	512,608	2021	2021	0	0	0.30	99.70	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 40	1 SFR CUST - 100% - 2022												Heated Area: 2170														
Roof Structur	01	FLAT 100													HX Base Yr 2022														
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	04	REIN CONC 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM																	MKT AREA		01										
NEIGHBORHOOD/LOC			1010.0400																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,070	100	1,070	228,901																									
FOP	30	30	9	1,925																									
FUS	1,100	100	1,100	235,319																									
UOP	1,050	20	210	44,925																									
TOTALS			3,250	2,389	511,070																								
EXTRA FEATURES			126 S 2ND ST, FERNANDINA BEACH																										
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	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200														
TOTAL OB/XF 10,200																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	60.00	60.00	187,500												
REVIEW DATE 09/28/2021 BY RK Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS																													

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030501010100040000

COMP SHNGL 100 DRYWALL 100 NONE 100 NONE 100 REIN CONC 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0601001010.0400

Quality Level 06 SINGLE FAMILY MKT AREA 01

AREATOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS48410048414,849

TOTALS48414,849

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT PRICELAND VALUETOTAL OB/XF

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOTAL OB/XF

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYECONFNCTNORM% COND

65000148488.550030.9914,99920212021001.0099.00

2 GARAGE RES - 100% - 2022Heated Area: 484HX Base Yr 2022

NASSAU COUNTY PROPERTY

PAGE 2 of 2

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

525,91910,200187,500723,619225,683497,93650,000447,936723,6190589,244

SALES DATA

OFF RECORD NumberDATEINSTTYPEQ U V I RSN CD SALE PRICE

2496/03059/03/2021SWQI02665,800

GRANTOR: ARTISAN HOMES LLCGRANTEE: LUCCHESI DONALD A & 2340/09272/19/2020WDUV30150,000GRANTOR: HARBOR VIEW-ARTISAN LGRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BAS=[YR=2021] W22 S22 E22 N22 \$.

BUILDING DIMENSIONS

REVIEW DATE09/28/2021BY RKTotal Acres: 0.00Total Land Value: 187,500Market: 0Agricultural: 0Common: 187,500PRINTED 08/02/2023 BY SYS