

PT SEC 20-3N-29E
IN OR 1975/388
CVNTS & RSTRNS PT OR 851/1121

ST PIERRE LAURA N
2154 1ST AVE APT A
FERNANDINA BEACH, FL 32034

2023

20-3N-29-0000-0014-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	112	15	17	2,019
BAS	587	100	587	69,732
BAS	168	100	168	19,958
FGR	299	55	164	19,482
FOP	28	30	8	951
FOP	28	30	8	951
FOP	56	30	17	2,019
FUS	950	100	950	112,855
PTO	112	5	6	713
STR	49	10	5	594
TOTALS	2,501		1,980	235,213

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	576.00	SF	6.50	6.50	100	1998
2	0810	CONCRETE A	0 100	0	0	66.00	SF	6.50	6.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			28.00	129.00	28.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,980	139.8382	132.85	263,043	1998	2000	0	0	10.58	89.42
1 TOWNHOUSE - 100% - 2016											
Heated Area: 1705											
HX Base Yr 2016											

** This building has 11 Sub-Areas											
2154 1ST AV, FERNANDINA BEACH											
BLD DATE				12/09/2009				DJ			
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
235,213											
TOTAL MARKET OB/XF VALUE											
3,213											
TOTAL LAND VALUE - MARKET											
168,000											
TOTAL MARKET VALUE											
406,426											
SOH/AGL Deduction											
192,711											
ASSESSED VALUE											
213,715											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
163,715											
TOTAL JUST VALUE											
406,426											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
434,355											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090217	ELEC OTHER	800	02/18/2009
20090116	XFOB	20,000	01/26/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1975/0388	4/15/2015	WD	Q	I	01	239,000	
GRANTOR: GRAY KATHLEEN M TRUST							
GRANTEE: ST PIERRE LAURA N							
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=1998] W6 FOP=[YR=2009] N4 UST=[YR=2009] N8											
PTO=[YR=2009] N8 W14 S8 E14 \$ W14 S8 E14 \$ W14 S4 E14 \$ W14											
S23 FOP=[YR=2009] W4 S7 E4 N7 \$ S7 E7 FGR=[YR=1998] S22 E13											
N23 W13 S1\$ N1 E13 N29 \$ PTR= E15 BAL=[YR=2009] E14 S8											
BAS=[YR=2009] S12 FUS=[YR=1998] E6 S50 W3 S2 W10 N1											
STR=[YR=2009] W7 N7 FOP=[YR=1998] N4 E7 S4 W7 \$ E7 S7 \$ N11											
W7 N40 E14 \$ W14 N12 E14 \$ W14 N8 \$ W15 \$.											

TOTAL OB/XF											
3,213											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			28.00	129.00	28.00	FF	