

IRWIN CHAD DAVID & ANDREA GABRIELLE
2134-A FIRST AVE
FERNANDINA BEACH, FL 32034

20-3N-29-0000-0014-0180

BUILDING CHARACTERISTICS

CONSTRUCTION

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

ELEMENTCDTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

Exterior Wall10ABOVE AVG 700320111,739148.6320141.20245,5471998200100010.0889.92

Exterior Wall05AVERAGE 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame StoriesUnits02WOOD FRAME 100

2.2.100

0100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1043.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS58010058073,641

FGR2995516420,823

FOP283081,016

FUS950100950120,619

PTO3252254

PTO11256762

UOP4920101,270

UOP9620192,413

TOTALS2,1461,739220,796

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000554.00SF6.506.50100199819983772,773

20810CONCRETE A01000063.00SF6.506.5010019981998377315

30851PATIO STON010000267.00SF0.750.7510020072007389178

LAND DESCRIPTIONTOTAL OB/XF3,266

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRVS

1000810CTOWNHOUSE1100RS-228.00131.0028.00FF1.001.001.504,000.006,000.00168,000

REVIEW DATE03/31/2020BYDJATotal Acres:0.00Total Land Value:168,000Market:0Agricultural:0Common:168,000PRINTED 08/02/2023 BY SYS

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE220,796

TOTAL MARKET OB/XF VALUE3,266

TOTAL LAND VALUE - MARKET168,000

TOTAL MARKET VALUE392,062

SOH/AGL Deduction237,912

ASSESSED VALUE154,150

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE104,150

TOTAL JUST VALUE392,062

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE418,073

PERMIT NUMDESCRIPTIONAMTISSUED

20081001ADDITION98006/10/2008

20081003XF0B2,13806/10/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

2426/16897/13/2020QCUII11100

GRANTOR:IRWIN CHAD DAVID & AN

GRANTEE:IRWIN ANDREA G & CH

2367/17335/28/2020WDUII11100

GRANTOR:IRWIN CHAD

GRANTEE:IRWIN CHAD DAVID &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 PTO=[YR=1998] N8 W14 S8 E14\$ W14 S11
PTO=[YR=1998] W4 S8 E4 N8\$ S18 E7 FGR=[YR=1998] S23 E13 N23
W13\$ E13 N29\$ PTR=E15 UOP=[YR=1998] E12 S8 FUS=[YR=1998] E8
S50 W3 S2 W10 N1 UOP=[YR=1998] W7 N7 FOP=[YR=1998] N4 E7
S4W7\$ E7 S7\$ N11 W7 N40 E12\$ W12 N8\$ W15\$.