



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 1														
Exterior Wall	16	WD FR STUC 100	0320	11	2,344	140.5153	133.49	312,901	2002	2002	0	0	0	10.00	90.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2020													Heated Area: 2008													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
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	210	15	32	3,845																									
BAL	277	15	42	5,046																									
BAS	886	100	886	106,445																									
DCK	28	10	3	360																									
FGR	434	55	239	28,714																									
FOP	45	30	14	1,682																									
FUS	1,122	100	1,122	134,798																									
PTO	128	5	6	721																									
TOTALS			3,130	2,344												281,611													
EXTRA FEATURES																	2288-B 1ST AV, 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	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	2002	2002	3	83	3,436													
2	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	2002	2002	3	83	631													
LAND DESCRIPTION																	TOTAL OB/XF 4,067												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			40.00	129.00	40.86	FF		1.00	1.00	1.40	4,000.00	5,600.00	228,816												
REVIEW DATE 04/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 228,816 Market: 0 Agricultural: 0 Common: 228,816 PRINTED 08/02/2023 BY SYS																													

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2008

Areas labeled: BAS 2002, PTO 2002, FUS 2002, BAL 2002, BAL 2014, FGR 2002, DCK 2002, FOP 2002.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1655/1667	12/29/2009	WD	U	I	38	245,000

GRANTOR: PREUSSER MICHAEL N TR
GRANTEE: PETERSON WILLIAM M

BUILDING DIMENSIONS

PTO=[YR=2002] W16 S8 BAS=[YR=2002] W4 S38 FGR=[YR=2002] S28 E20 N18 W11 N6 W4 N4 W5\$ E5 S4 E4 S6 E11 N4 DCK=[YR=2002] E4 N7 FOP=[YR=2002] E1 N9 W5 S9 E4\$ W4 S7\$ N44 W16\$ E16 N8\$PTR=E15 FUS=[YR=2002] E4 BAL=[YR=2002] N10 E21 S10 W21\$ E16 S14 E2 S11 W2 S30 W20 N55\$ W15 \$ PTR=E45 BAL=[YR=2014] E12 S12 W9 S3 E5 S5 E8 N5 E3 S2 E2 S6 W21 N23\$ W45\$.