

IN OR 2523/1854
ESMT OR 610/647

GREEVES JOHN W &/BERNHARDT SONYA M
1906 1ST AVE
FERNANDINA BEACH, FL 32034

2023

20-3N-29-0000-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

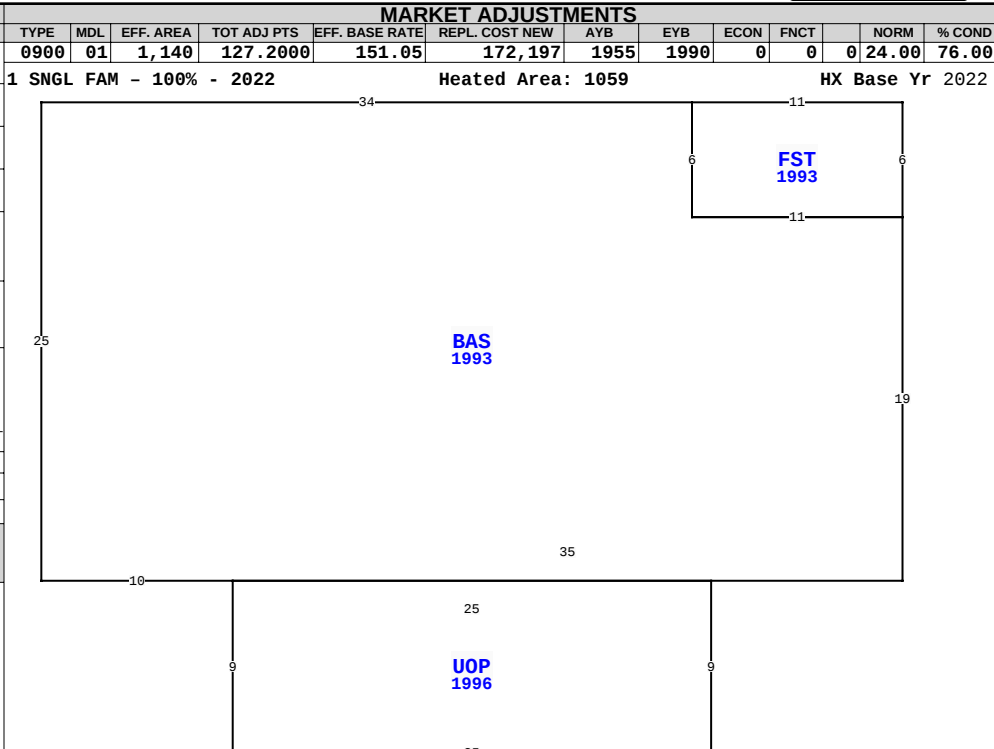
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1,059	121,571
FST	66	55	36	4,133
UOP	225	20	45	5,166

TOTALS	1,350		1,140	130,870
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	1996
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
3	0810	CONCRETE A	0 100	0	0	576.00	SF	6.50	6.50	100	2004
4	1242	WD DECK A	0 100	10	10	100.00	SF	15.00	15.00	100	2022
5	0855	CONC PAVER	0 100	24	20	480.00	SF	10.00	10.00	100	2022

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	0005	R-3	75.00	125.00	75.00	FF	



1906 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1996	1996	3	20	512	
100	1993	1993	3	76	2,660	
100	2004	2004	3	86	3,220	
100	2022	2022	3	100	1,500	
100	2022	2022	3	100	4,800	

TOTAL OB/XF											
12,692											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										130,870	
TOTAL MARKET OB/XF VALUE										12,692	
TOTAL LAND VALUE - MARKET										262,500	
TOTAL MARKET VALUE										406,062	
SOH/AGL Deduction										4,635	
ASSESSED VALUE										401,427	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										351,427	
TOTAL JUST VALUE										406,062	
NCON VALUE										6,300	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										383,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211572	NEW CONSTR	0	10/07/2021
20180656	BATH REMOD	5,000	02/23/2018
20040973	CONCRETE DR & WAL	5,000	05/27/2004
20021572	REROOF	3,000	09/11/2002
9927	PORCH ADDITION	997	07/19/1996
7813	REPAIR/RRF	500	07/16/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2523/1854	12/22/2021	QC	U	I	11	100			
GRANTOR: TORTOISE DUNE LLC									
GRANTEE: GREEVES JOHN W & SO									
2395/1089	9/24/2020	WD	Q	I	01	414,000			
GRANTOR: GEYER JOSEPH B JR & J									
GRANTEE: TORTOISE DUNE LLC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W11 BAS=[YR=1993] W34 S25 E10 UOP=[YR=1996] S9 E25 N9 W25 \$ E35 N19 W11 N6 \$ S6 E11 N6 \$.											