



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	06 ASB SHINGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 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
BAS	1,323	100	1,323	113,963
BAS	88	100	88	7,580
BAS	132	100	132	11,370
FCP	650	25	162	13,954
FOP	52	30	16	1,378
FSP	66	40	26	2,240
FST	262	55	144	12,404
FUS	950	100	950	81,833
FUS	1,030	100	1,030	88,724
UOP	52	20	10	862
TOTALS	4,829		3,926	338,186

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0802	ASPHALT B	0 100	29	30	870.00	SF	2.40	2.40
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50
3	1242	WD DECK A	0 100	0	0	33.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	75.00	115.00	75.00

1 DUPLEX - 100% - 2024

Heated Area: 3523

HX Base Yr 2024

** This building has 11 Sub-Areas

2870 1ST AVE, FERNANDINA BEACH

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

TOTAL OB/XF									
1,188									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
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VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					338,186				
TOTAL MARKET OB/XF VALUE					1,188				
TOTAL LAND VALUE - MARKET					337,500				
TOTAL MARKET VALUE					676,874				
SOH/AGL Deduction					0				
ASSESSED VALUE					676,874				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					626,874				
TOTAL JUST VALUE					676,874				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					626,324				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121248	ROOF	10,445	06/25/2012
20111654	H/AC	1,650	09/20/2011
20102130	REPAIR/RRF	350	12/14/2010
20101971	REMODEL	1,700	11/15/2010
20101942	XFOB	950	11/09/2010
B9059	ADDITION	25,000	05/04/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2551/0892	3/31/2022	WD	Q	I	01	725,000			
GRANTOR: RAWSON BRIAN & ELIZAB									
GRANTEE: ELEFTERION ALLEN S									
1705/1410	10/20/2010	WD	U	I	11	309,900			
GRANTOR: FEDERAL NATIONAL MORT									
GRANTEE: RAWSON BRIAN & ELIZ									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W4 FCP=[YR=1993] N3 FST=[YR=1993] N13 W12 BAS=[YR=1996] N11 W12 BAS=[YR=1993] W27 S36 FOP=[YR=1993] W4 UOP=[YR=1993] W4 S13 E4 N13 \$ S13 E4 N13 \$ S13 E27 N49 \$ S11 E12 \$ W12 S3E5 S10 E19 \$ W19 N10 W5 S35 E24 N22 \$ S22 E4 N22 \$ PTR= E15 FUS=[YR=1996] E28 FSP=[YR=1996] E6 S11 W6 N11 \$ S11 E16 S13 FUS=[YR=1993] S25 UOP=[YR=1996] S8 W28 N8 E28 \$ W38 N25 E38 \$ W38 S25 W6 N49 \$ W15 \$.									