BLOCK 1 LOT N1/2 OF 2 & LOT 3
IN OR 708/411
BUCKS FDNA BEACH # 2 PB 3/17

DAVIS PHYLLIS E
2850 1ST AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-114B-0001-0021**

## BUILDING CHARACTERISTICS

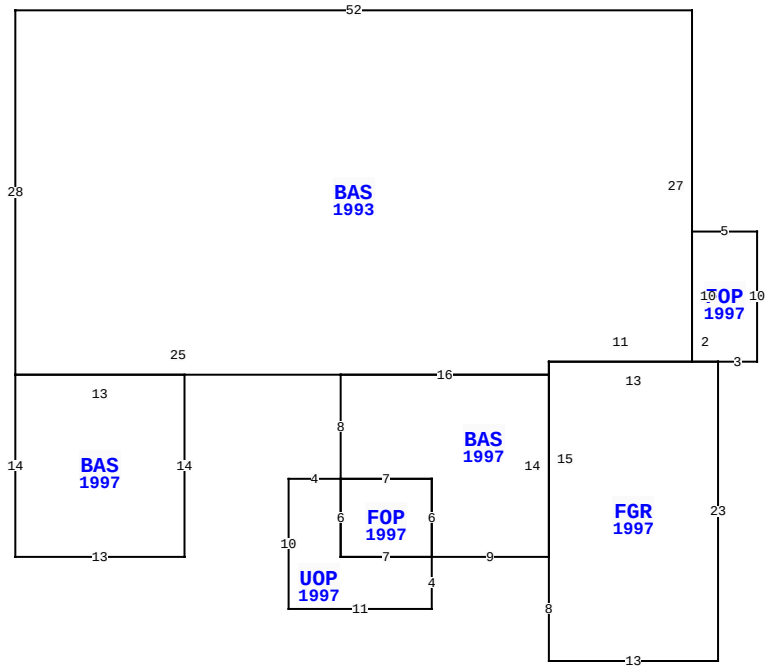
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 15 | HARDTILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1043.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,445 | 100 | 1,445 | 122,796 |
| BAS | 182 | 100 | 182 | 15,466 |
| BAS | 182 | 100 | 182 | 15,466 |
| FGR | 299 | 55 | 164 | 13,937 |
| FOP | 42 | 30 | 13 | 1,105 |
| FOP | 50 | 30 | 15 | 1,275 |
| UOP | 68 | 20 | 14 | 1,190 |
| TOTALS | 2,268 | | 2,015 | 171,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,015 | 118.8740 | 112.93 | 227,554 | 1959 | 1974 | 0 | 0 | 0 | 24.75 | 75.25 |

1 SINGLE FAM – 100% - 2000 Heated Area: 1809 HX Base Yr 2000




2850 1ST AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 171,234 |
| TOTAL MARKET OB/XF VALUE | | 8,746 |
| TOTAL LAND VALUE - MARKET | | 337,500 |
| TOTAL MARKET VALUE | | 517,480 |
| SOH/AGL Deduction | | 304,269 |
| ASSESSED VALUE | | 213,211 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 158,211 |
| TOTAL JUST VALUE | | 517,480 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 473,180 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B969985 | ADDITION | 46,100 | 08/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0708/0411 | 6/29/1994 | WD | Q | I | | 60,000 |
| GRANTOR: WHITE STUART E & ELIZ | | | | | | |
| GRANTEE: DAVIS STUART G & PH | | | | | | |
| 0110/0286 | 1/01/1971 | TA | U | I | | 11,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 BAS=[YR=1997] S14 E13 N14 W13 $ E25 BAS=[YR=1997] S8 UOP=[YR=1997] W4 S10 E11 N4 FOP=[YR=1997] N6 W7 S6 E7 $ W7 N6 $ E7 S6 E9 FGR=[YR=1997] S8 E13N23FOP=[YR=1997] E3 N10 W5 S10 E2$ W13 S15$ N14 W16$ E16 N1 E11 N27$.

## EXTRA FEATURES

| LN | 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 574.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 3,455 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 26 | 416.00 | SF | 15.50 | 15.50 | 100 | 1984 | 1984 | 3 | 20 | 1,290 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 317.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,908 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 240.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,445 | |
| 5 | 1076 | TRELLIS A | 0 | 100 | 12 | 18 | 216.00 | SF | 7.50 | 7.50 | 100 | 2005 | 2005 | 3 | 40 | 648 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,746

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | R-2 | 75.00 | 115.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 337,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS