



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	12 CEDAR 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	0800MULTI-FAMILY

MAP NUM	MKT AREA	01
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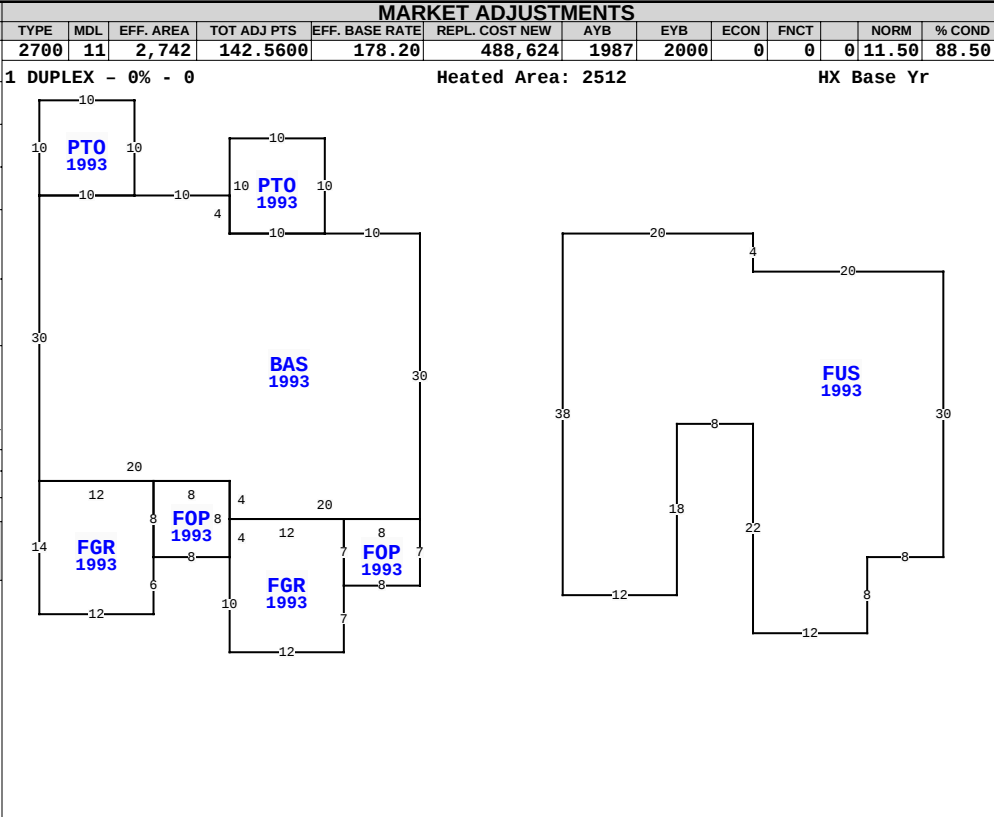
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	189,248
FGR	168	55	92	14,509
FGR	168	55	92	14,509
FOP	56	30	17	2,681
FOP	64	30	19	2,997
FUS	1,312	100	1,312	206,911
PTO	100	5	5	789
PTO	100	5	5	789

TOTALS	3,168		2,742	432,432
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50
2	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0		R-2	50.00	115.00	50.00



2830 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1987	1987	3	52	304	
2	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00	4.00	100	1987	1987	3	52	2,750	

TOTAL OB/XF															3,054		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										432,432	
TOTAL MARKET OB/XF VALUE										3,054	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										660,486	
SOH/AGL Deduction										256,690	
ASSESSED VALUE										403,796	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										403,796	
TOTAL JUST VALUE										660,486	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										520,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091658	REPAIR/RRF	4,000	12/04/2009
BP4234	N/A	63,840	03/25/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2276/1562	5/21/2019	WD	U	I	11	100			
GRANTOR:SMITH JOYCE MARTIN									
GRANTEE:SMITH JOYCE MARTIN									
0523/0603	7/31/1987	WD	Q	I		102,000			
GRANTOR:KILLEN M KERRY & S M									
GRANTEE:SMITH JOYCE MARTIN									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10 S10 E10 \$ W10 N4 W10									
PTO=[YR=1993] N10 W10 S10 E10 \$ W10 S30 FGR=[YR=1993] S14									
E12 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S10 E12 N7									
FOP=[YR=1993] E8 N7 W8 S7 \$ N7 W12 S4 \$ N8 W8 S8 \$ N8 W12 \$									
E20 S4 E20 N30 \$ PTR= E15 FUS=[YR=1993] E20 S4 E20 S30 W8 S8									
W12 N22 W8 S18 W12 N38 \$ W15 \$.									