



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC 1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	874	141,208
FGR	211	55	116	18,742
FGR	211	55	116	18,742
FOP	56	30	17	2,747
FOP	56	30	17	2,747
FUS	1,084	100	1,084	175,137
PTO	64	5	3	485
PTO	64	5	3	485
TOTALS	2,620		2,230	360,291

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	369.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0810	CONCRETE A	0	0	0	0	364.00	SF	6.50
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	2,230	146.0474	182.56	407,109	1986	2000	0	0	11.50	88.50
1 DUPLEX - 0% - 2024											
Heated Area: 1958											
HX Base Yr											

2820 1ST AVE, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/13/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	0	0	0	369.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
5	0810	CONCRETE A	0	0	0	0	364.00	SF	6.50	6.50	100
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100

TOTAL OB/XF											
8,928											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0		R-2	50.00	115.00	50.00	FF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		360,291	
TOTAL MARKET OB/XF VALUE		8,928	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		594,219	
SOH/AGL Deduction		0	
ASSESSED VALUE		594,219	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		594,219	
TOTAL JUST VALUE		594,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070956	REPAIR/RRF	4,850	05/31/2007
P040656	REMODEL	3,000	04/05/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2646/1704	6/08/2023	WD	Q	I	01
GRANTOR: MARSEGLIA CHRIS M & L					
GRANTEE: DIMSDALE CHARLES D					
0488/0704	5/01/1986	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
FUS=[YR=1993;ORIG=-11,-4] E19 S4 E19 S26 W8 S8 W11 N22 W8 S18 W11 N34 \$									
BAS=[YR=1993;ORIG=0,0] W11 W8 N4 W11 W8 S20 E8 S3 E3 S3 E8 N2 E8 S3 E3 S3 E8 N26 \$									
FGR=[YR=1993;ORIG=-38,16] S20 E11 N7 N10 W3 N3 W8 \$									
FGR=[YR=1993;ORIG=-19,29] S11 E11 N7 N10 W3 N3 W8 S9 \$									
PTO=[YR=1993;ORIG=-11,0] N8 W8 S8 E8 \$									
PTO=[YR=1993;ORIG=-30,-4] N8 W8 S8 E8 \$									
FOP=[YR=1993;ORIG=-27,29] E8 N7 W8 S7 \$									
FOP=[YR=1993;ORIG=-8,33] E8 N7 W8 S7 \$									
PTR=[ORIG=0,0] E10 W10 \$									