

BLOCK 1 LOT 9
IN OR 840/1
BUCKS FDNA BEACH 2 PB 3/17

WILLIAMSON ROBERT L & YONG S
PO BOX 15507
FERNANDINA BEACH, FL 32035-3109

2024

00-00-31-114B-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	128	15	19	2,049
BAS	832	100	832	89,705
FUS	832	100	832	89,705
PTO	128	5	6	647
UOP	32	20	6	647
UST	32	45	14	1,510
TOTALS	1,984		1,709	184,261

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	24	31	744.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	13	3	39.00	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	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	50.00	115.00	50.00	FF	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,709	108.5000	135.62	231,775	1978	1978	0	0	20.50	79.50
1 DUPLEX - 0% - 0											
Heated Area: 1664											
HX Base Yr											

2806 1ST AVE, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/13/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF											
1,845											

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			184,261
TOTAL MARKET OB/XF VALUE			1,845
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			411,106
SOH/AGL Deduction			105,538
ASSESSED VALUE			305,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,568
TOTAL JUST VALUE			411,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122050	ROOF	2,000	10/04/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0840/0001	7/06/1998	WD	Q	I		116,500	
GRANTOR: MORRIS JAMES FRANKLIN							
GRANTEE: WILLIAMSON ROBERT L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W16 S8 BAS=[YR=1993] W16 S26 E32 N10											
UST=[YR=1993] E4 N8 W4 S8\$ N16 W16\$ E16 N8\$ PTR=E20											
FUS=[YR=1993] E16 BAL=[YR=1994] N8 E16 S8 W16\$ E16 S8											
UOP=[YR=1993] E4 S8 W4 N8\$ S18 W32 N26\$ W20\$.											