BLOCK 2 LOT 5 (EX S-1)
BUCKS FDNA BEACH #2 PB 3/17

GIDDENS TERRY C & ANNETTE A
2724 1ST AVENUE #A
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0002-0050

BUILDING CHARACTERISTICS

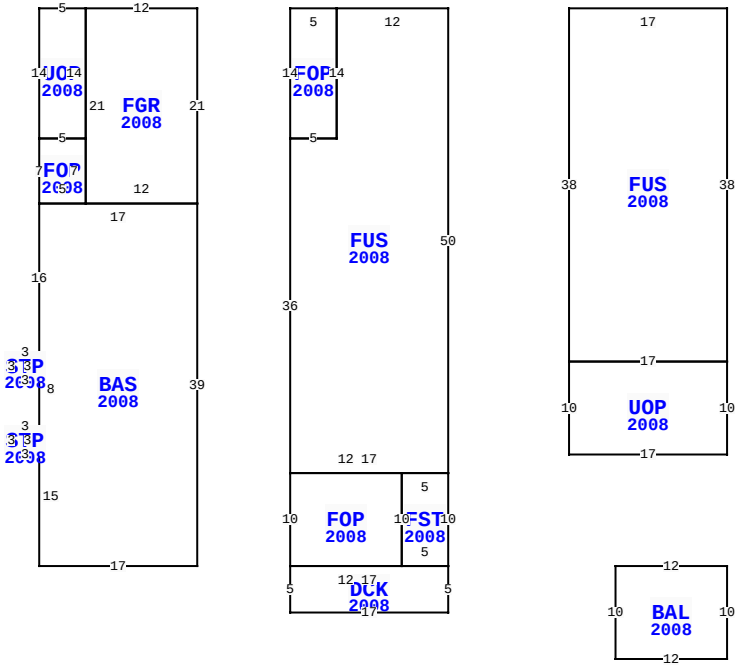
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	02	Quality Level 02
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	120	15	18	2,784
BAS	663	100	663	102,515
DCK	85	10	8	1,237
FGR	252	55	139	21,493
FOP	35	30	10	1,546
FOP	70	30	21	3,247
FOP	120	30	36	5,566
FST	50	55	28	4,330
FUS	646	100	646	99,886
FUS	780	100	780	120,606
TOTALS	3,079		2,399	370,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,399	175.2975	166.53	399,505	2008	2008	0	0	0	7.15	92.85

1 TOWNHOUSE - 100% - 2021 Heated Area: 2089 HX Base Yr 2021



** This building has 14 Sub-Areas

2724 1ST AVE, FERNANDINA BEACH

BLD DATE	03/26/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,940
TOTAL MARKET OB/XF VALUE		4,370
TOTAL LAND VALUE - MARKET		168,750
TOTAL MARKET VALUE		544,060
SOH/AGL Deduction		155,202
ASSESSED VALUE		388,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,858
TOTAL JUST VALUE		544,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071506	H/AC	11,000	08/14/2007
20062761	OTHER	8,000	12/18/2006
20060485	NEW CONSTR	340,000	03/20/2006
20060484	DEMOLITION	0	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1168	3/29/2022	WD	U	I	11	100
GRANTOR: GIDDENS ERIC A						
GRANTEE: GIDDENS TERRY C & A						
2556/1170	3/25/2022	WD	U	I	11	100
GRANTOR: GIDDENS BARRY S						
GRANTEE: GIDDENS TERRY C & A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W12 UOP=[YR=2008] W5 S14 FOP=[YR=2008] S7 BAS=[YR=2008] S16 STP=[YR=2008] W3S3E3N3$ S8 STP=[YR=2008] W3S3E3N3$ S15 E17 N39 W17$ E5 N7 W5$ E5 N14$ S21 E12 N21$ PTR=E10 FOP=[YR=2008] E5 FUS=[YR=2008] E12 S50 FST=[YR=2008] S10 DCK=[YR=2008] S5 W17 N5 FOP=[YR=2008] N10 E12 S10 W12$ E17$ W5N10E5$ W17 N36 E5 N14$ S14 W5 N14$ W10$ PTR=E40 FUS=[YR=2008] E17 S38 UOP=[YR=2008] S10 W17 N10 E17$ W17 N38$ W40$ PTR=E45 S60 BAL=[YR=2008] E12 S10 W12 N10$ N60W45$.

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	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	2008	2008	3	89	1,643	
2	1126	CB/STC 8"	0	100	0	0	383.00	SF	8.00	8.00	100	2008	2008	3	89	2,727	

LAND DESCRIPTION

TOTAL OB/XF 4,370

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	25.00	115.00	25.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	168,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS