BLOCK 3 N1/2 OF LOT 4
BUCKS FDNA BEACH 2 PB 3/17

MIRFIELD ROBERT SEAN/MCWHORTER MORGAN MICHELLE
2666 1ST AVENUE UNIT A
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-114B-0003-0041**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

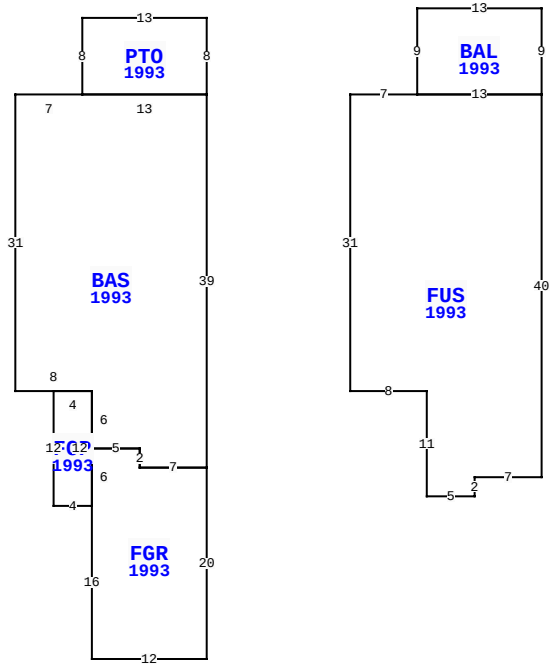
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 16 | WD FR STUC 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 117 | 15 | 18 | 2,916 |
| BAS | 706 | 100 | 706 | 114,356 |
| FGR | 250 | 55 | 138 | 22,353 |
| FOP | 48 | 30 | 14 | 2,268 |
| FUS | 738 | 100 | 738 | 119,539 |
| PTO | 104 | 5 | 5 | 810 |
| TOTALS | 1,963 | | 1,619 | 262,240 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,619 | 182.4525 | 173.33 | 280,621 | 1989 | 2009 | 0 | 0 | 0 | 6.55 | 93.45 |

1 TOWNHOUSE - 85% - 2024 Heated Area: 1444 HX Base Yr 2024




2666 1ST AVE A, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 262,240 |
| TOTAL MARKET OB/XF VALUE | | 2,165 |
| TOTAL LAND VALUE - MARKET | | 168,750 |
| TOTAL MARKET VALUE | | 433,155 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 433,155 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,000 |
| BASE TAXABLE VALUE | | 383,155 |
| TOTAL JUST VALUE | | 433,155 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 415,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2648/385 | 6/16/2023 | WD | Q | I | 01 | 510,000 |
| GRANTOR: HOSKINS JANE TRUSTEE | | | | | | |
| GRANTEE: MIRFIELD ROBERT SEA | | | | | | |
| 2115/1907 | 4/24/2017 | WD | U | I | 11 | 100 |
| GRANTOR: HOSKINS JANE G | | | | | | |
| GRANTEE: PEACE LIVING TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] E7 PTO=[YR=1993] N8 E13 S8 W13$ E13 S39 FGR=[YR=1993] S20 W12 N16 FOP=[YR=1993] W4 N12 E4 S12$ N6 E5 S2 E7$ W7 N2 W5 N6 W8 N31$ PTR= E35 FUS=[YR=1993] E7 BAL=[YR=1993] N9 E13 S9 W13$ E13 S40 W7 S2 W5 N11 W8 N31$ W35 $.

## 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 | 85 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 289 | |
| 2 | 0811 | CONCRETE B | 0 | 85 | 0 | 0 | 633.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 1,876 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,165

| 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 | 85 | | 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 05/21/2020 BY KWA Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS