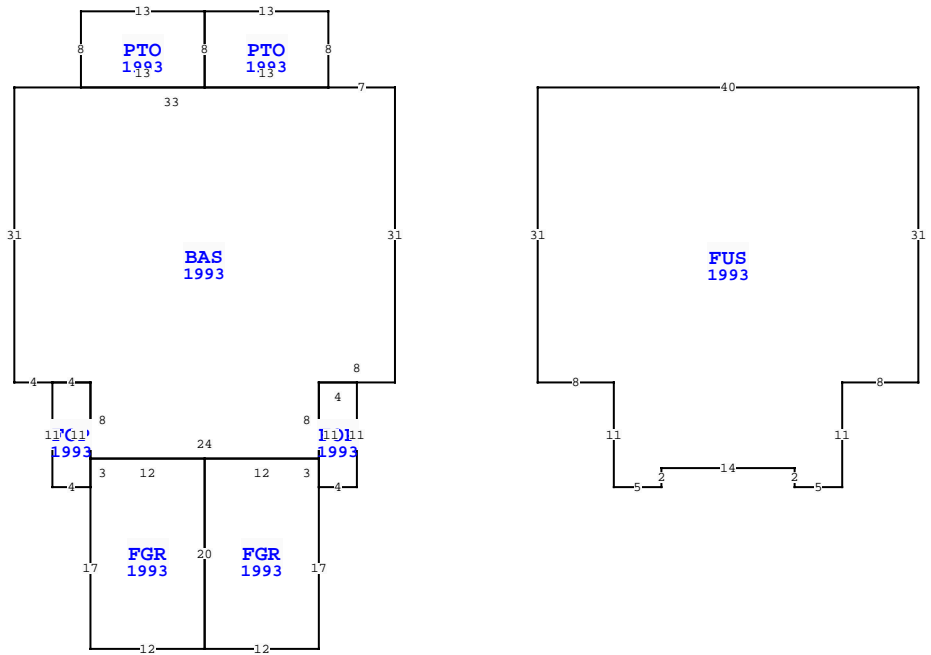


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	3,208	98.0720	122.59	393,269	1989	1989	0	0	16.00	84.00		
1 DUPLEX - 0% - 0 Heated Area: 2908 HX Base Yr													



Quality	03 Quality Level 03			
DOR CODE	0800 MULTI-FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	147,461
FGR	240	55	132	13,593
FGR	240	55	132	13,593
FOP	44	30	13	1,339
FOP	44	30	13	1,339
FUS	1,476	100	1,476	151,992
PTO	104	5	5	515
PTO	104	5	5	515
TOTALS	3,684		3,208	330,346

EXTRA FEATURES																	
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	0812	CONCRETE C	0	0	0	0	1,559.00	SF	4.00	4.00	100	1989	1989	3	57	3,555	
2	1242	WD DECK A	0	0	0	0	88.00	SF	15.00	15.00	100	2015	2015	3	70	924	
3	1242	WD DECK A	0	0	0	0	63.00	SF	10.00	10.00	100	2015	2015	3	70	441	

2646 1ST AVE, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	03/13/2024
														INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			330,346
TOTAL MARKET OB/XF VALUE			4,920
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			560,266
SOH/AGL Deduction			155,631
ASSESSED VALUE			404,635
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			404,635
TOTAL JUST VALUE			560,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142608	OBSSDEK	5,000	12/11/2014
20061719	REPAIR/RRF	8,250	07/21/2006
B003210	REPAIR/RRF	540	06/12/2000
1004	H/AC	4,000	12/20/1988
2292	NEW CONSTR	4,000	12/20/1988
1298	NEW CONSTR	4,825	12/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1885	1/27/2012	WD	U	I	30	125,000
GRANTOR: MCCALLUM R STEVE & SH						
GRANTEE: MCCALLUM R STEVE &						
1505/0045	6/11/2007	WD	U	I	12	481,800
GRANTOR: ISHAM CAROL L						
GRANTEE: MCCALLUM R STEVE ET						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W7 PTO=[YR=1993] N8 W13 PTO=[YR=1993] W13 S8 E13 N8 \$ S8 E13 \$ W33 S31 E4 FOP=[YR=1993] S11 E4 FGR=[YR=1993] S17 E12 FGR=[YR=1993] E12 N17 FOP=[YR=1993] E4 N11 W4 S11 \$ N3 W12 S20 \$ N20 W12 S3 \$ N11 W4 \$ E4 S8 E24 N8 E8 N31 \$ PTR= E15 FUS=[YR=1993] E40 S31 W8 S11 W5 N2 W14 S2 W5 N11 W8 N31 \$ W15 \$.

LAND DESCRIPTION	TOTAL OB/XF	4,920																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							