

BLOCK 3 LOT 8
IN OR 1072/981
BUCKS FDNA BEACH 2 PB 3/17

CONN SUSAN L/WILSON ANN E
2626 1ST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	536	100	536	44,336
FGR	351	55	193	15,964
FUS	1,015	100	1,015	83,957
TOTALS	1,902		1,744	144,257

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	100	0	0	846.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	21	11	231.00	SF	13.50	13.50	
4	1242	WD DECK A	0	100	0	0	346.00	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	100		R-2	50.00	115.00	50.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,744	108.0000	102.60	178,934	1981	1981	0	0	0	19.38	80.62	
1 SINGLE FAM - 100% - 2003 Heated Area: 1551 HX Base Yr 2003													
20 13 27 26 27 16 4 13 BAS 1993 FGR 1993 35 29 35 29 FUS 1993													
2626 1ST AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		144,257	
TOTAL MARKET OB/XF VALUE		2,947	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		372,204	
SOH/AGL Deduction		188,852	
ASSESSED VALUE		183,352	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		133,352	
TOTAL JUST VALUE		372,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122396	DOOR	507	11/29/2012
20053087	REMODEL	1,000	11/29/2005
B020764	REPAIR/RRF	5,000	05/02/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1072/0981	8/02/2002	WD	Q	I		191,000	
GRANTOR: SHERWOOD DALE W & GAY							
GRANTEE: CONN SUSAN L & ANN							
0833/0368	5/08/1998	WD	Q	I		113,000	
GRANTOR: BOUDER DOUGLAS M & EL							
GRANTEE: SHERWOOD DALE W & G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W13 BAS=[YR=1993] W20 S27 E16 N1 E4 N26 \$ S27 E13 N27 \$ PTR= E15 FUS=[YR=1993] E35 S29 W35 N29 \$ W15 \$.											