

BLOCK 3 LOT 9
IN OR 1001/894
BUCKS FDNA BEACH 2 PB 3/17

BURAKOWSKI EDWARD J &/AYLOR PATRICIA J
2616-B 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	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	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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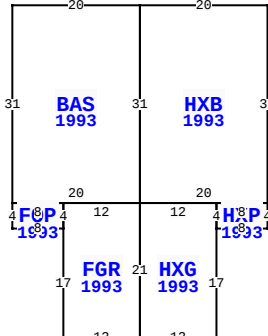
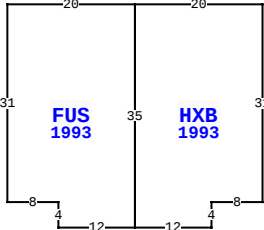
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	69,020
FGR	252	55	139	15,473
FOP	32	30	10	1,113
FUS	668	100	668	74,363
HXB	620	100	620	69,020
HXB	668	100	668	74,363
HXG	252	55	139	15,473
HXP	32	30	10	1,113

TOTALS	3,144		2,874	319,940
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	622.00	SF	5.20
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,874	106.5960	133.24	382,932	1988	1988	0	0	0	16.45	83.55
1 DUPLEX - 50% - 2008 Heated Area: 2576 HX Base Yr 2008												



TOTAL OB/XF												
4,170												

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000800	C	MULTI-FAM	100		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										319,940									
TOTAL MARKET OB/XF VALUE										4,170									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										549,110									
SOH/AGL Deduction										283,987									
ASSESSED VALUE										265,123									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										215,123									
TOTAL JUST VALUE										549,110									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										510,773									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062663	REPAIR/RRF	4,176	12/04/2006
4734	NEW CONSTR	78,400	03/09/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1001/0894		8/06/2001	WD	Q	I		241,000		
GRANTOR: KILLEN M KERRY & SHEL									
GRANTEE: BURAKOWSKI EDWARD &									
0535/0554		1/25/1988	WD	Q	V		20,000		
GRANTOR: 1ST GUARANTY BNK& TR									
GRANTEE: KILLEN M KERRY & S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] W20 BAS=[YR=1993] W20 S31 FOP=[YR=1993] S4 E8 FGR=[YR=1993] S17 E12 HXG=[YR=1993] E12 N17 HXP=[YR=1993] E8 N4 W8 S4 \$ N4 W12 S21 \$ N21 W12 S4 \$ N4 W8 \$ E20 N31 \$ S31 E20 N31 \$ PTR= N15 HXB=[YR=1993] N4 E8 N31 W20 FUS=[YR=1993] W20 S31 E8 S4 E12 N35 \$ S35 E12 \$ S15 \$.									