



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	115,190
FOP	24	30	7	788
FOP	28	30	8	900
FUS	1,024	100	1,024	115,190
PTO	12	5	1	113
PTO	28	5	1	113
PTO	36	5	2	225
PTO	192	5	10	1,125
TOTALS	2,368		2,077	233,643

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	31	28		868.00	SF 5.20	100	1979
2	0810	CONCRETE A	0	0	12	4		48.00	SF 6.50	100	1979
3	1242	WD DECK A	0	0	10	6		60.00	SF 10.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		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
2700	01	2,077	106.8200	133.52	277,321	1979	1989	0	0	0 15.75	84.25
1 DUPLEX - 0% - 0											
Heated Area: 2048											
HX Base Yr											
PTO 1993 BAS 1993 FUS 1993 PTO 1993 FOP 1993 PTO 1993 FOP 1993 PTO 1993											

2598 1ST AVE, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/13/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										233,643	
TOTAL MARKET OB/XF VALUE										1,568	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										460,211	
SOH/AGL Deduction										3,512	
ASSESSED VALUE										456,699	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										456,699	
TOTAL JUST VALUE										460,211	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										425,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060757	H/AC	1,450	04/13/2006
8010138	ADDITION	16,000	01/30/2001
8165	REMODEL	5,180	02/28/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2458/1513	5/04/2021	WD	Q	I	01	375,000			
GRANTOR: KRONBACH GEORGE									
GRANTEE: SMITH JAMES BENJAMI									
1613/0565	3/02/2009	WD	Q	I	01	200,000			
GRANTOR: PETTINGILL MICHAEL R									
GRANTEE: KRONBACH GEORGE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W32 S6 BAS=[YR=1993] S32 PTO=[YR=1993] S4 E7 FOP=[YR=1993] E6 PTO=[YR=1993] E9 FOP=[YR=1993] E7 PTO=[YR=1993] E3 N4 W3 S4 \$ N4 W7 S4 \$ N4 W9 S4 \$ N4 W6 S4 \$ N4 W7 \$ E32 N32 W32 \$ E32 N6 \$ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 \$ W15 \$.											