

BLOCK 3 LOT 12
IN OR 2091/1961
BUCKS FDNA BEACH 2 PB 3/17

SMITH JAMES B II & VALERIE F
4800 AMELIA ISLAND PKWY #C105
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0003-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
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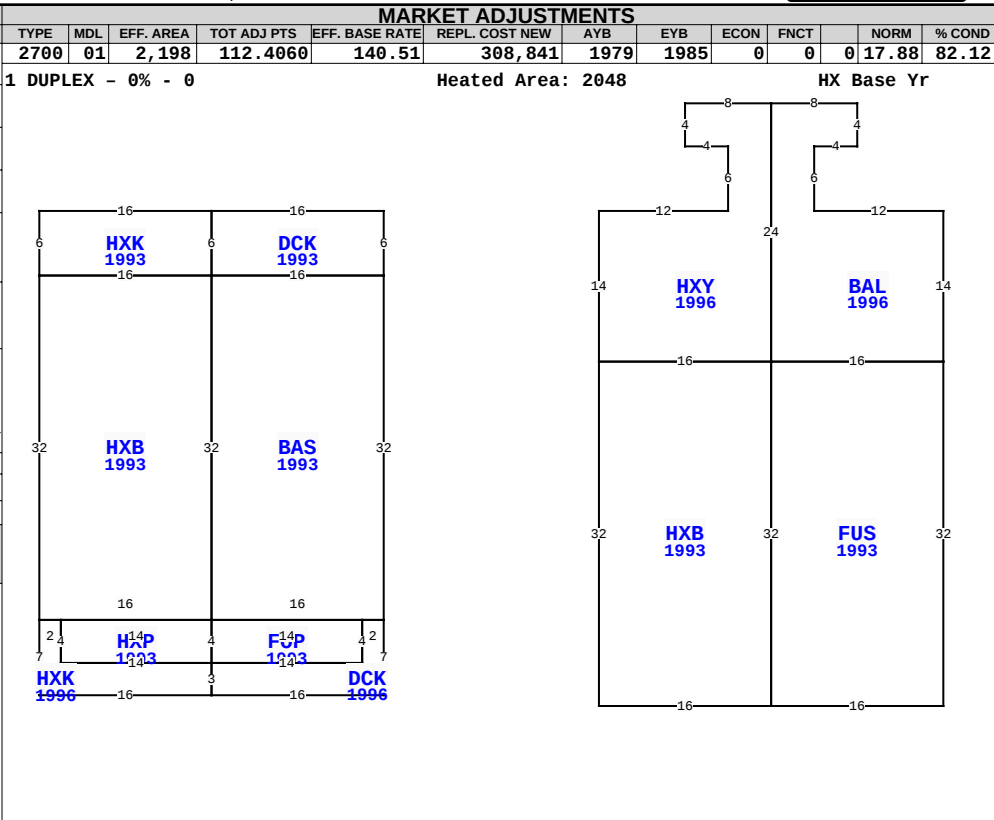
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	280	15	42	4,846
BAS	512	100	512	59,078
DCK	96	10	10	1,154
DCK	56	10	6	692
FOP	56	30	17	1,962
FUS	512	100	512	59,078
HXB	512	100	512	59,078
HXB	512	100	512	59,078
HXK	96	10	10	1,154
HXK	56	10	6	692

TOTALS	3,024		2,198	253,620
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	411.00	SF	4.00
2	0812	CONCRETE C	0	0	0	0	411.00	SF	4.00
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	115.00	50.00



** This building has 12 Sub-Areas

2590 1ST AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	115.00	50.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	253,620								
TOTAL MARKET OB/XF VALUE	1,142								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	479,762								
SOH/AGL Deduction	71,401								
ASSESSED VALUE	408,361								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	408,361								
TOTAL JUST VALUE	479,762								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	441,201								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042103	REPAIR/RRF	3,000	11/10/2004
B959245	REPAIR/RRF	2,080	08/14/1995
6784	REPAIR/RRF	900	10/22/1991
6740	REMODEL	5,400	09/18/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
2091/1961	12/29/2016	WD	Q	I	01	350,000	
GRANTOR: COARSEY DEBBIE R							
GRANTEE: SMITH JAMES B II &							
1330/1218	7/05/2005	QC	U	I	01	100	
GRANTOR: COARSEY AUSTIN L							
GRANTEE: COARSEY DEBBIE R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993;ORIG=-32,6] S32 E16 N32 W16 \$									
BAS=[YR=1993;ORIG=0,38] N32 W16 S32 E16 \$									
FUS=[YR=1993;ORIG=52,14] S32 W16 N32 E16 \$									
HXB=[YR=1993;ORIG=36,46] W16 N32 E16 S32 \$									
HXY=[YR=1996;ORIG=20,0] E12 N6 W4 N4 E8 S24 W16 N14 \$									
BAL=[YR=1996;ORIG=36,-10] E8 S4 W4 S6 E12 S14 W16 N24 \$									
DCK=[YR=1993;ORIG=0,0] W16 S6 E16 N6 \$									
HXK=[YR=1993;ORIG=-16,0] W16 S6 E16 N6 \$									
HXK=[YR=1996;ORIG=-32,38] S7 E16 N3 W14 N4 W2 \$									
DCK=[YR=1996;ORIG=-16,45] E16 N7 W2 S4 W14 S3 \$									
HXP=[YR=1993;ORIG=-16,38] W14 S4 E14 N4 \$									
FOP=[YR=1993;ORIG=-16,42] E14 N4 W14 S4 \$									