

O'CONNER BARBARA L
P O BOX 1075
FERNANDINA BEACH, FL 32035

00-00-31-114B-0004-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 50

Exterior Wall17CB STUCCO 50

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1043.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,0801001,080123,074

FOP4430131,481

FOP328309811,168

FST1855101,140

FUS936100936106,664

UOP20020404,558

UOP5220101,140

UOP18020364,103

UOP31820647,293

TOTALS3,1562,287260,621

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB1985EYBECONFNCTNORM% COND

2700012,287110.8380138.55316,864198519850017.7582.25

1 DUPLEX - 0% - 0Heated Area: 2016HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/13/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

260,621103225,000485,724131,509354,2150354,215485,7240449,854

PERMIT NUMDESCRIPTIONAMTISSUED

20052402XFOB11,00008/09/2005

20052402REMODEL8,00008/09/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

0655/02384/20/1992QC U I 01100

GRANTOR: O'CONNOR JAMES P

GRANTEE: O'CONNOR BARBARA L

0475/076212/01/1985WD U V100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,10] W16 S30 E14 E22 N30 W20 \$
FUS=[YR=1993;ORIG=47,10] E3 S26 W36 N26 E11 E22 \$
FOP=[YR=2005;ORIG=50,38] S22 W8 S13 W4 N17 E4 N12 W14 N6 E22 \$
UOP=[YR=2005;ORIG=15,0] E22 N4 E4 S4 E6 S10 W16 N3 W6 S3 W10 N10 \$
UOP=[YR=1993;ORIG=0,0] W20 S10 E20 N10 \$
UOP=[YR=2005;ORIG=-22,40] S6 E10 S12 E4 N12 E8 N6 W22 \$
UOP=[YR=2005;ORIG=-20,0] W13 S4 E13 N4 \$
FOP=[YR=1993;ORIG=50,36] S2 W22 N2 E22 \$
FST=[YR=2005;ORIG=25,10] E6 N3 W6 S3 \$
PTR=[ORIG=0,0] E15 W15 \$

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNIT DDPH% TOT UNITADJ UNITLAND OTHERADJUSTMENTSYEARDECLFRZYRCONSRV

1000800CMULTI-FAM0R-250.00115.0050.00FF1.001.001.004,500.004,500.00225,000

EXTRA FEATURES

2520 1ST AVE, FERNANDINA BEACH

OB/XF MKT VALUE103NOTES

11242WD DECK A00043.00SF10.0010.0010020052005324103

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/06/2024 BY SYS