BLOCK 7 LOT 7 & PT OF LOT 6
IN OR 2632/191
BUCKS FDNA BEACH 2 PB 3/17

NESTEROV DMITRY & LIDIA
2509 1ST AVENUE UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

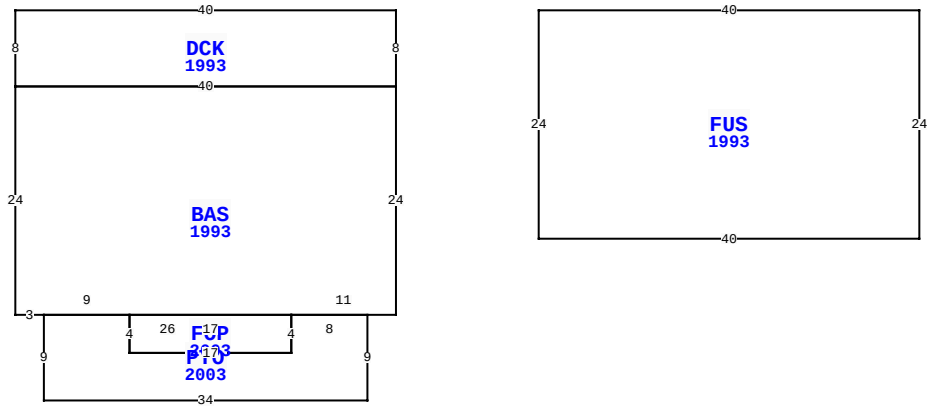
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,028	100	1,028	129,515
DCK	320	10	32	4,032
FOP	68	30	20	2,519
FUS	960	100	960	120,947
PTO	306	5	15	1,890
TOTALS	2,682		2,055	258,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,055	118.5800	148.22	304,592	1983	1993	0	0	0	15.00	85.00

1 DUPLEX – 100% - 2024 Heated Area: 1988 HX Base Yr 2024



2509 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,903
TOTAL MARKET OB/XF VALUE		1,006
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		529,909
SOH/AGL Deduction		0
ASSESSED VALUE		529,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		479,909
TOTAL JUST VALUE		529,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033060	REPAIR/RRF	4,000	05/07/2003
B022025	REPAIR/RRF	1,000	11/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/191	4/13/2023	WD	Q	I	01	585,000
GRANTOR: DEAL JOANNA C L/E						
GRANTEE: NESTEROV DMITRY & L						
2573/0345	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W40 S8 BAS=[YR=1993] S24 E3 PTO=[YR=2003] S9 E34 N9 W8 FOP=[YR=2003] S4 W17 N4 E17$ W26$ E9 S4 E17 N4 E11 N24 W40$ E40 N8$ PTR= E15 FUS=[YR=1993] E40 S24 W40 N24$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2005	2005	3	86	1,006	

LAND DESCRIPTION

TOTAL OB/XF 1,006

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	100		R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	270,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/06/2024 BY SYS