BLOCK 7 LOT 8
IN OR 2163/1839
BUCKS FDNA BEACH 2 PB 3/17

MATHEWS MICHAEL CALVIN & LISA D
923 WESTGATE DRIVE
JACKSONVILLE, FL 32221

2024

00-00-31-114B-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

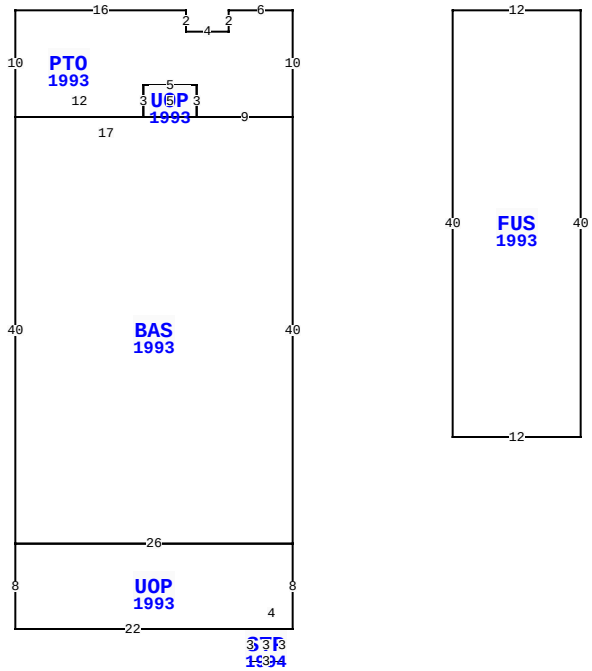
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	90,297
FUS	480	100	480	41,675
PTO	237	5	12	1,042
STP	9	10	1	87
UOP	15	20	3	261
UOP	208	20	42	3,646
TOTALS	1,989		1,578	137,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	114.2400	108.53	171,260	1983	1983	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 1520 HX Base Yr



2493 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	137,008
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	407,008
SOH/AGL Deduction	70,486
ASSESSED VALUE	336,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,522
TOTAL JUST VALUE	407,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610010	REPAIR/RRF	11,433	08/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/1839	11/17/2017	QC	U	I	11	47,500
GRANTOR: MATHEWS MICHAEL CALVI						
GRANTEE: MATHEWS MICHAEL CAL						
0780/0731	12/23/1996	WD	Q	I		95,000
GRANTOR: MORGAN ROBERT S & SUS						
GRANTEE: MATHEWS MICHAEL CAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W6 S2 W4 N2 W16 S10 BAS=[YR=1993] S40 UOP=[YR=1993] S8 E22 STP=[YR=1994] S3E3N3W3$ E4 N8 W26$ E26 N40 W9 UOP=[YR=1993] N3 W5 S3 E5 $ W17$ E12 N3 E5 S3 E9 N10$ PTR= E15 FUS=[YR=1993] E12 S40 W12 N40$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/06/2024 BY SYS