N1/2 LOT 10
IN OR 2709/722
BUCKS FDNA BEACH # 2 PB 3/17

PETERS JEFF
28 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0007-0100

BUILDING CHARACTERISTICS

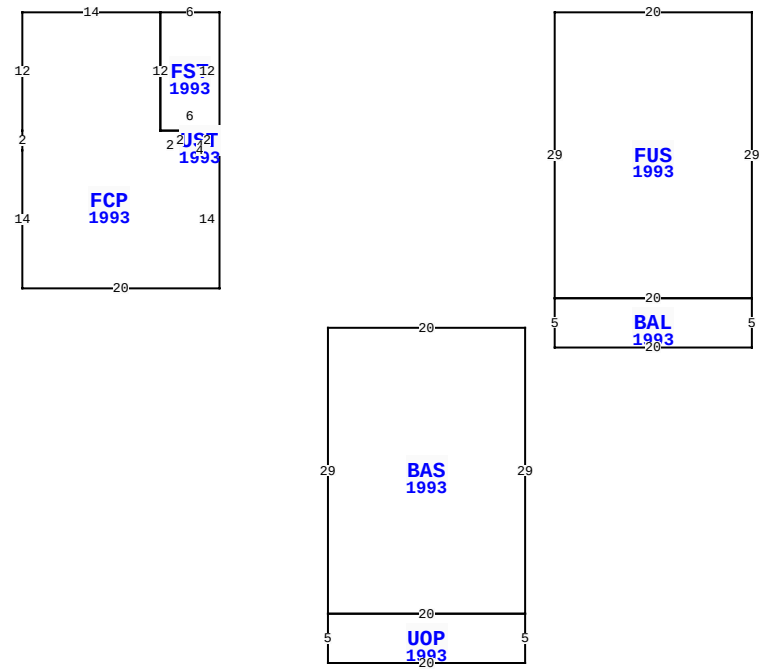
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	100	15	15	1,438
BAS	580	100	580	55,606
FCP	480	25	120	11,505
FST	72	55	40	3,835
FUS	580	100	580	55,606
UOP	100	20	20	1,918
UST	8	45	4	383
TOTALS	1,920		1,359	130,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,359	126.1520	119.84	162,863	1983	1983	0	0	0	20.00	80.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1160 HX Base Yr



2473 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,290
TOTAL MARKET OB/XF VALUE	1,567
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	266,857
SOH/AGL Deduction	59,104
ASSESSED VALUE	207,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,753
TOTAL JUST VALUE	266,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	539,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959303	REPAIR/RRF	1,400	09/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/722	8/23/2016	WD	U	I	11	100
GRANTOR: JORJ INC						
GRANTEE: PETERS JEFF						
0877/1956	4/08/1999	WD	Q	I		157,000
GRANTOR: DOUGLASS MILTON B & I						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

```
FUS=[YR=1993;ORIG=34,0] E20 S29 W20 N29 $
BAS=[YR=1993;ORIG=31,32] S29 W20 N29 E20 $
FCP=[YR=1993;ORIG=-6,0] W14 S12 S2 S14 E20 N14 W4 N2 W2 N12 $
BAL=[YR=1993;ORIG=54,29] S5 W20 N5 E20 $
UOP=[YR=1993;ORIG=31,61] S5 W20 N5 E20 $
FST=[YR=1993;ORIG=0,0] W6 S12 E6 N12 $
UST=[YR=1993;ORIG=0,14] N2 W4 S2 E4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] S36 N36 $
.
```

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	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	1983	1983	3	41	1,567	

LAND DESCRIPTION

TOTAL OB/XF 1,567

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	000310	C	TOWNHOUSE2	0		R-2	30.00	115.00	30.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	135,000							

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS