



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

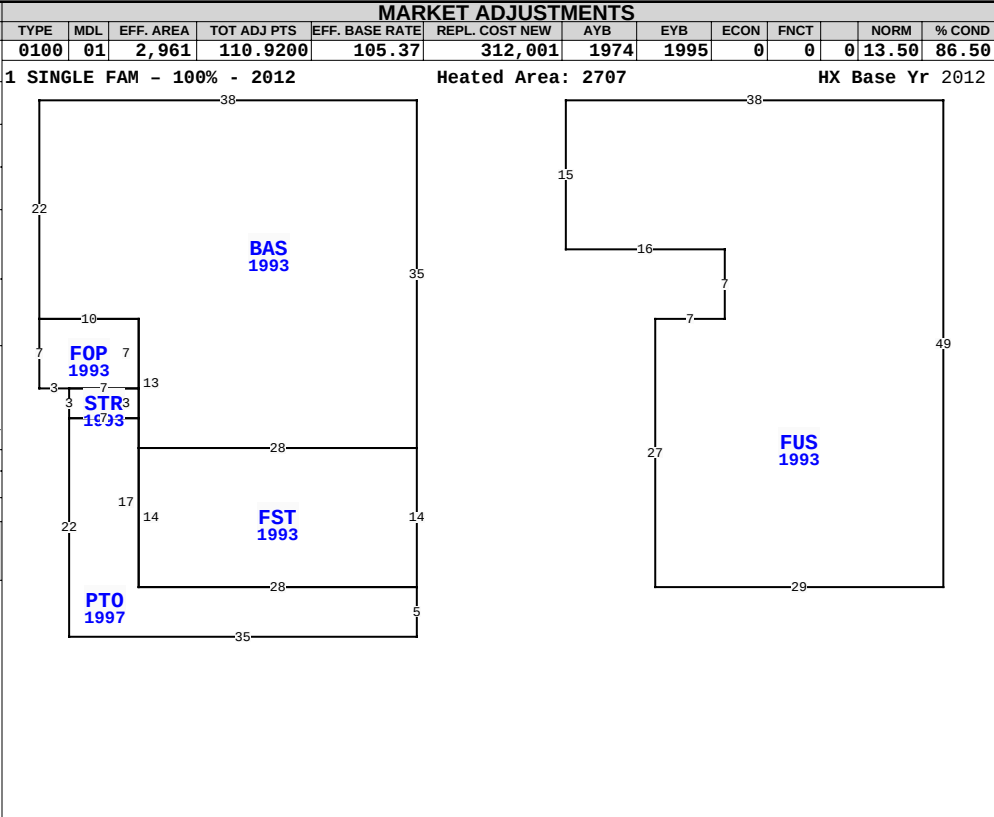
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	109,374
FOP	70	30	21	1,914
FST	392	55	216	19,687
FUS	1,507	100	1,507	137,356
PTO	294	5	15	1,368
STR	21	10	2	183

TOTALS	3,484		2,961	269,881
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,651.00	SF	7.00	7.00	
3	1242	WD DECK A	0	100	0	0	170.00	SF	12.50	12.50	
4	1242	WD DECK A	0	100	20	3	60.00	SF	12.50	12.50	
5	1242	WD DECK A	0	100	16	16	256.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-2	60.00	115.00	60.00	FF	



2641 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
14,788											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						269,881					
TOTAL MARKET OB/XF VALUE						14,788					
TOTAL LAND VALUE - MARKET						270,000					
TOTAL MARKET VALUE						554,669					
SOH/AGL Deduction						263,570					
ASSESSED VALUE						291,099					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						241,099					
TOTAL JUST VALUE						554,669					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						513,168					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130796	NEW PAVERS	0	05/29/2013
20101562	H/AC	3,600	09/13/2010
20101373	REMODEL	2,000	08/17/2010
20101302	ADDITION	8,000	08/06/2010
B004	EXT INT REMOD	125,000	06/09/2010
20060756	H/AC	1,086	04/13/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2693/24	2/06/2024	LE	U	I	11	100			
GRANTOR: DUMAS MARY M									
GRANTEE: DUMAS RACHEL DELAYE									
1682/0572	5/11/2010	WD	U	I	12	178,200			
GRANTOR: TAYLOR BEAN & WHITAKE									
GRANTEE: DUMAS MARY M									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W38 S22 FOP=[YR=1993] S7 E3 STR=[YR=1993] S3											
PTO=[YR=1997] S22 E35 N5 FST=[YR=1993] N14 W28 S14 E28 \$ W28											
N17 W7 \$ E7 N3 W7 \$ E7 N7 W10 \$ E10 S13 E28 N35 \$PTR= E15											
FUS=[YR=1993] E38 S49 W29 N27 E7 N7 W16 N15 \$ W15 \$.											