

BLOCK 8 N1/2 OF LOT 10
S-1 OF LOT 10
IN OR 2020/122

HALE LARRY & MADELINE
2593 1ST AVE UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-114B-0008-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

Quality 05 Quality Level 05
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	266	15	40	7,693
BAS	518	100	518	99,625
FGR	350	55	192	36,927
FOP	84	30	25	4,808
FUS	868	100	868	166,940
STP	12	10	1	192
STP	81	10	8	1,539
STR	70	10	7	1,346
UOP	81	20	16	3,077

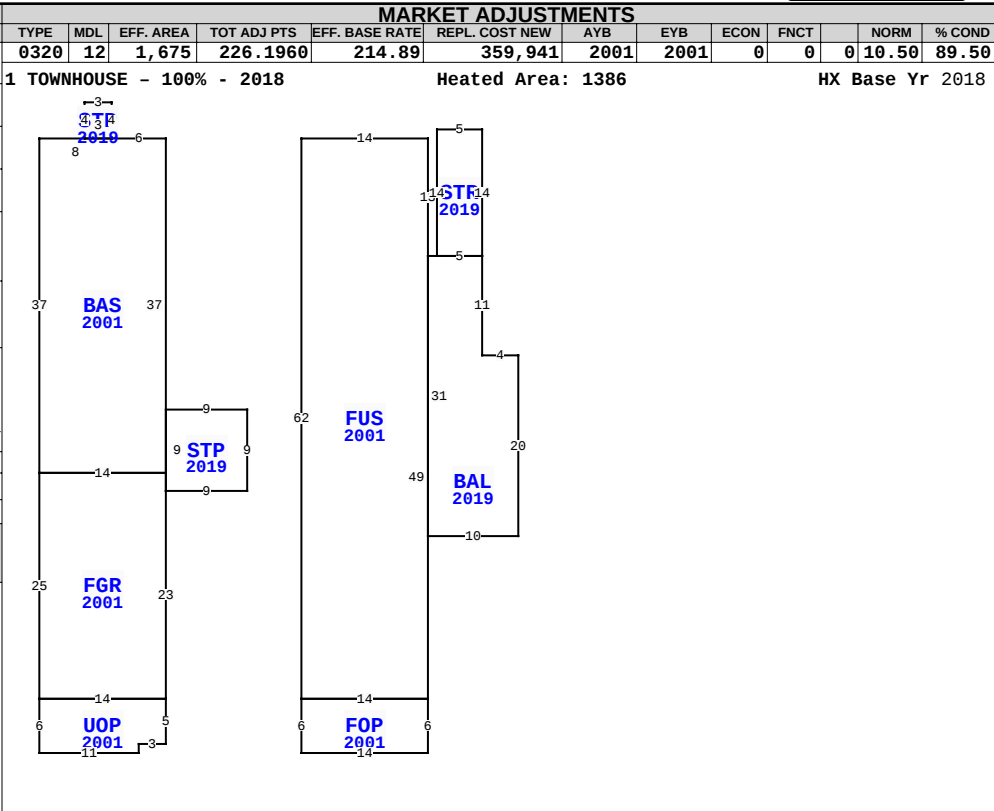
TOTALS 2,330 1,675 322,147

EXTRA FEATURES

L N	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	460.00	SF	6.50	6.50	100	2001	2001	3	80	2,392	
2	0810	CONCRETE A	0 100	0	0	108.00	SF	6.50	6.50	100	2001	2001	3	80	562	
3	1242	WD DECK A	0 100	0	0	56.00	SF	10.00	10.00	100	2001	2001	3	20	112	
4	0855	CONC PAVER	0 100	0	0	1,384.00	SF	7.00	7.00	100	2019	2019	3	98	9,494	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-2	30.00	115.00	30.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	202,500							



2593 1ST AVE A, FERNANDINA BEACH

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

L N	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	460.00	SF	6.50	6.50	100	2001	2001	3	80	2,392	
2	0810	CONCRETE A	0 100	0	0	108.00	SF	6.50	6.50	100	2001	2001	3	80	562	
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4	0855	CONC PAVER	0 100	0	0	1,384.00	SF	7.00	7.00	100	2019	2019	3	98	9,494	

TOTAL OB/XF 12,560

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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		222,147	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		537,207	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		260,948	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		516,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190388	2ND FLR DECK	0	06/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2020/0122	12/16/2015	SW	U	I	12
GRANTOR: FEDERAL NATIONAL MORT		GRANTEE: HALE LARRY & MADELI		100	
1977/1566	5/04/2015	CT	U	I	18
GRANTOR: CLERK OF COURT		GRANTEE: FEDERAL NATIONAL MO			

BUILDING NOTES					
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BUILDING DIMENSIONS
BAS=[YR=2001] W6 STP=[YR=2019] N4 W3 S4 E3\$ W8 S37
FGR=[YR=2001] S25 UOP=[YR=2001] S6 E11 N1 E3 N5 W14 \$ E14
N23 STP=[YR=2019] E9 N9 W9 S9\$ N2 W14 \$ E14 N37 \$ PTR= E15
FUS=[YR=2001] E14 S13 BAL=[YR=2019] E1 STR=[YR=2019] N14 E5
S14 W5\$ E5 S11 E4 S20 W10 N31\$ S49 FOP=[YR=2001] S6 W14 N6
E14 \$ W14 N62 \$ W15 \$.