



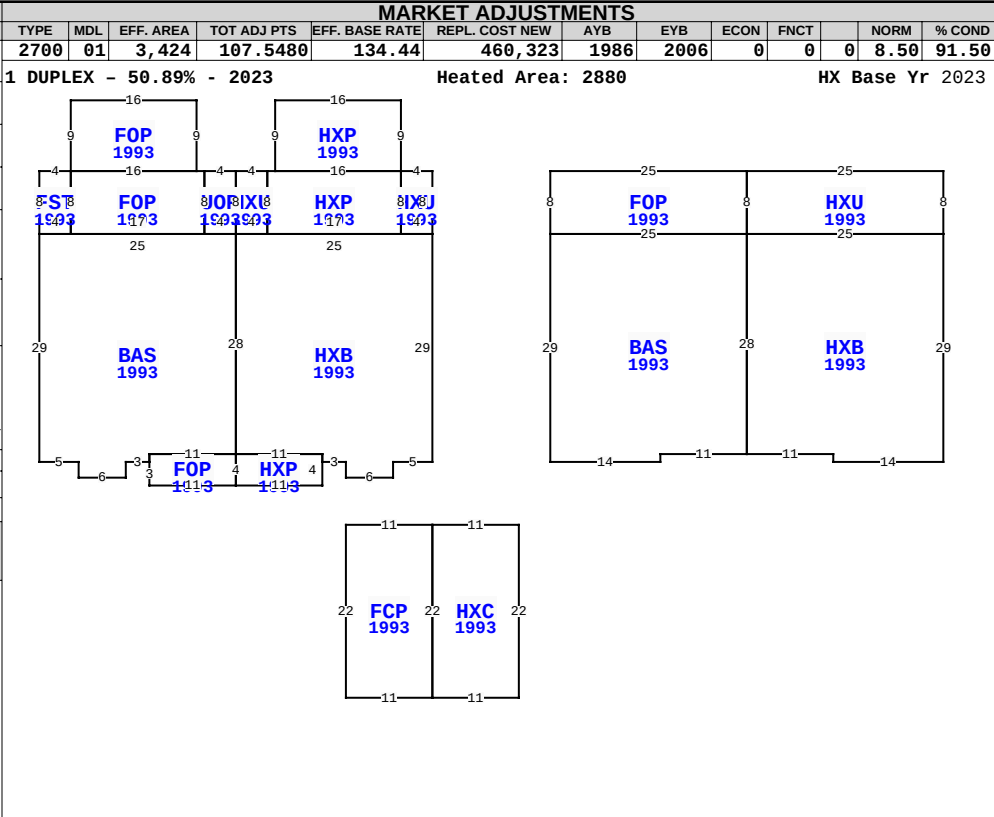
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	714	100	714	87,831
BAS	726	100	726	89,307
FCP	242	25	60	7,380
FOP	44	30	13	1,599
FOP	136	30	41	5,043
FOP	144	30	43	5,290
FOP	200	30	60	7,380
FST	32	55	18	2,214
HXB	714	100	714	87,831
HXB	726	100	726	89,307
TOTALS	4,540		3,424	421,196

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,446.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAM	100		R-2	65.00	125.00	65.00	FF	



** This building has 18 Sub-Areas

2845 1ST AVE A&B, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
4,796											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			421,196
TOTAL MARKET OB/XF VALUE			4,796
TOTAL LAND VALUE - MARKET			292,500
TOTAL MARKET VALUE			718,492
SOH/AGL Deduction			26,897
ASSESSED VALUE			691,595
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			641,595
TOTAL JUST VALUE			718,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			669,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101561	H/AC	1,500	09/13/2010
20061866	REPAIR/RRF	5,000	08/07/2006
20051948	H/AC	3,000	06/08/2005
20051949	H/AC	2,000	06/08/2005
B9710616	ADDITION	600	07/23/1997
B9710583	ADDITION	700	07/03/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2544/1198	3/07/2022	WD Q	I	01	
GRANTOR: ZOLLER LINWOOD W JR &					
GRANTEE: SALAS FRANK J					
2320/0243	11/19/2019	WD Q	I	01	
GRANTOR: PATTEN JOHN W					
GRANTEE: ZOLLER LINWOOD W JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXU=[YR=1993]	W4 HXP=[YR=1993]	N9 W16 S9 HXP=[YR=1993]	W1								
HXU=[YR=1993]	W4 UOP=[YR=1993]	W4 FOP=[YR=1993]	W1								
FOP=[YR=1993]	N9 W16 S9 E16 \$ W16 FST=[YR=1993]	W4 S8 E4 N8 \$ S8 E17 N8 \$ S8 E4 N8 \$ S8 BAS=[YR=1993]	W25 S29 E5 S2 E6								
N2 E3 FOP=[YR=1993]	S3 E11 HXP=[YR=1993]	E11 N4 W11 S4 \$ N4 W11 S1 \$ N1 E11 N28 \$ HXB=[YR=1993]	S28 E11 S1 E3 S2 E6 N2								
E5 N29 W25 \$ E4 N8 \$ S8 E17 N8 W16 \$ E16 \$ S8 E4 N8 \$ PTR=	E15 FOP=[YR=1993]	E25 HXU=[YR=1993]	E25 S8 HXB=[YR=1993]								
S29 W14 N1 W11 N28 E25 \$ W25 N8 \$ S8 BAS=[YR=1993]	S28 W11										
S1 W14 N29 E25 \$ W25 N8 \$ W15 \$ PTR=	S45 FCP=[YR=1993]	W11									
S22 E11 HXC=[YR=1993]	E11 N22 W11 S22 \$ N22 \$ N45 \$										