LOT 1 IN OR 2426/1524
DUNEWOOD SUB PB 5/182

HOWARD CLIFFORD M &/COHEN MEREDITH H
2308 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1235-0001-0000

BUILDING CHARACTERISTICS

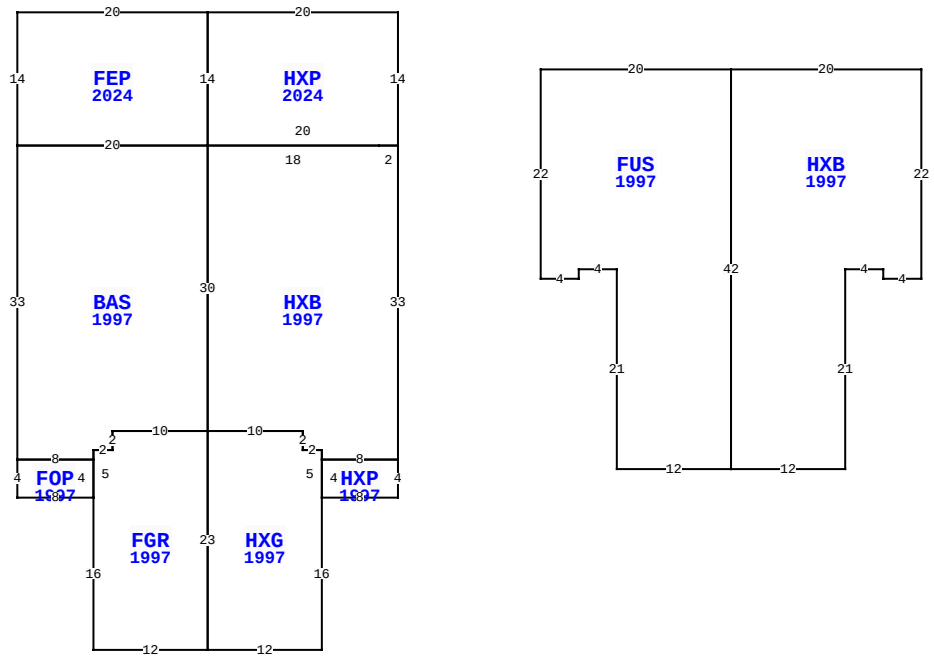
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	628	100	628	71,377
FEP	280	80	224	25,459
FGR	272	55	150	17,049
FOP	32	30	10	1,136
FUS	676	100	676	76,832
HXB	628	100	628	71,377
HXB	676	100	676	76,832
HXG	272	55	150	17,049
HXP	32	30	10	1,136
HXP	280	30	84	9,547
TOTALS	3,776		3,236	367,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,236	104.5120	130.64	422,751	1997	1997	0	0	0	13.00	87.00

1 DUPLEX – 100% - 2022 Heated Area: 2608 HX Base Yr 2022



2308 1ST AVE A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,793
TOTAL MARKET OB/XF VALUE		9,986
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		647,779
SOH/AGL Deduction		83,571
ASSESSED VALUE		564,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		514,208
TOTAL JUST VALUE		647,779
NCON VALUE		30,063
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222286	ADDITION	132,163	09/15/2022
B9710472	NEW CONSTR	134,260	05/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/1524	1/19/2021	SW	Q	I	02	390,000
GRANTOR: M.J. GOODING FAMILY T						
GRANTEE: HOWARD CLIFFORD M &						
0788/1634	4/01/1997	WD	U	V	09	70,000
GRANTOR: MCMAHON DANIEL P & GE						
GRANTEE: GOODING MEDDIE & EL						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	1997	1997	3	73	3,746	
2	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	10.00	100	2024	2023		100	6,240	

BUILDING DIMENSIONS

```
FUS=[YR=1997;ORIG=15,0] E20 S42 W12 N21 W4 S1 W4 N22 $
HXB=[YR=1997;ORIG=35,0] E20 S22 W4 N1 W4 S21 W12 N42 $
BAS=[YR=1997;ORIG=-40,8] S33 E8 N1 E2 N2 E10 N30 W20 $
HXB=[YR=1997;ORIG=0,41] N33 W2 W18 S30 E10 S2 E2 S1 E8 $
FEP=[YR=2024;ORIG=-40,8] E20 N14 W20 S14 $
HXP=[YR=2024;ORIG=-20,8] E20 N14 W20 S14 $
FGR=[YR=1997;ORIG=-32,45] S16 E12 N23 W10 S2 W2 S5 $
HXG=[YR=1997;ORIG=-20,61] E12 N16 N5 W2 N2 W10 S23 $
FOP=[YR=1997;ORIG=-40,41] S4 E8 N4 W8 $
HXP=[YR=1997;ORIG=-8,45] E8 N4 W8 S4 $
PTR=[ORIG=0,0] E15 W15 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 9,986

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	000800	C	MULTI-FAM	100		R-2	60.00	121.00	60.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	270,000							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/06/2024 BY SYS