N29.80 FT OF LOT 3
IN OR 976/1376
CASE # 45-2006-DR-46

LARUE MARY
P O BOX 15081
FERNANDINA BEACH, FL 32035

2024

00-00-31-1235-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	2.	2. 100
Units		0 100
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	759	100	759	90,889
FGR	585	55	322	38,559
FUS	556	100	556	66,580
UOP	342	20	68	8,143
TOTALS	2,242		1,705	204,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,705	112.7000	140.88	240,200	1993	1993	0	0	0	15.00	85.00

1 DUPLEX – 100% - 2022 Heated Area: 1315 HX Base Yr 2022

2332 1ST AVE A, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,170
TOTAL MARKET OB/XF VALUE		3,790
TOTAL LAND VALUE - MARKET		195,750
TOTAL MARKET VALUE		403,710
SOH/AGL Deduction		28,726
ASSESSED VALUE		374,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,984
TOTAL JUST VALUE		403,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101674	H/AC	2,000	09/24/2010
B012725	REPAIR/RRF	7,000	01/02/2002
8468	REPAIR/RRF	3,550	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0976/1376	3/20/2001	WD	Q	I		152,500
GRANTOR: CLARK HORACE B IV						
GRANTEE: PICKETT MARY JEAN						
0795/1798	6/09/1997	WD	Q	I		103,000
GRANTOR: HAMMOND MARIE T						
GRANTEE: CLARK HORACE B IV						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	1993	1993	3	66	2,310	

BUILDING DIMENSIONS

FGR=[YR=1993] 585$ BAS=[YR=1993] 759$ UOP=[YR=1993] 342$
FUS=[YR=1993] 556$.

LAND DESCRIPTION

TOTAL OB/XF 3,790

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	000100	C	SFR	100		R-2	29.00	330.00	29.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	195,750							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 08/06/2024 BY SYS