

TRACT 5  
IN OR 1503/1385 & OR 1792/716  
HUTCHINS SOUTH BEACH

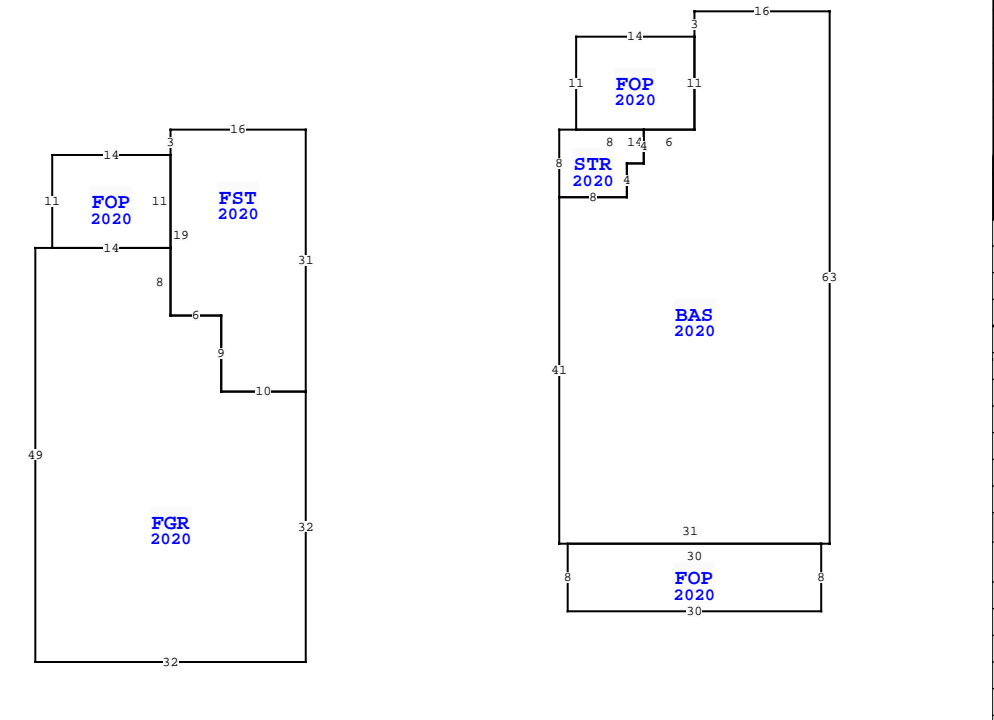
PIKULA JAMES STEWART  
2981 1ST AVE  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1390-0005-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,876	113.3640	141.70	407,529	2020	2020	0	0	0	1.25 98.75



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			402,435
TOTAL MARKET OB/XF VALUE			11,741
TOTAL LAND VALUE - MARKET			337,500
TOTAL MARKET VALUE			751,676
SOH/AGL Deduction			36,465
ASSESSED VALUE			715,211
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			665,211
TOTAL JUST VALUE			751,676
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			696,004

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
BAS	1,720	100	1,720
FGR	1,350	55	742
FOP	154	30	46
FOP	154	30	46
FOP	240	30	72
FST	442	55	243
STR	72	10	7
TOTALS	4,132		2,876
			402,435

2981 1ST AV, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190253	NEW CONSTR	0	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1792/0716	5/03/2012	WD	U	V	30	61,200
GRANTOR: SCOTT MARGARET P ETAL						
GRANTEE: PIKULA JAMES STEWAR						
1503/1385	6/06/2007	QC	U	V	01	100
GRANTOR: PIKULA JANINA M						
GRANTEE: SCOTT MARGARET P ET						

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	0855	CONC PAVER	0	100	0	0		1,186.00	SF	10.00				10.00	11,741

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=2020] W16 S3 FOP=[YR=2020] W14 S11 FGR=[YR=2020] W2 S49 E32 N32 W10 N9 W6 N8 W14 \$ E14 N11 \$ S19 E6 S9 E10 N31 \$ PTR= E30 STR=[YR=2020] E2 FOP=[YR=2020] N11 E14 BAS=[YR=2020] N3 E16 S63 W1 FOP=[YR=2020] S8 W30 N8 E30 \$ W31 N41 E8 N4 E2 N4 E6 N11\$ S11 W14 \$ E8 S4 W2 S4 W8 N8 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	000000	C	VAC RES	100		R-2	75.00	170.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							