N1/2 OF LOT 7
IN OR 1973/131
HUTCHINS SOUTH BEACH PB 4/70

JENKINS CYNTHIA DIANN & BRIAN W
2997-A FIRST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1390-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

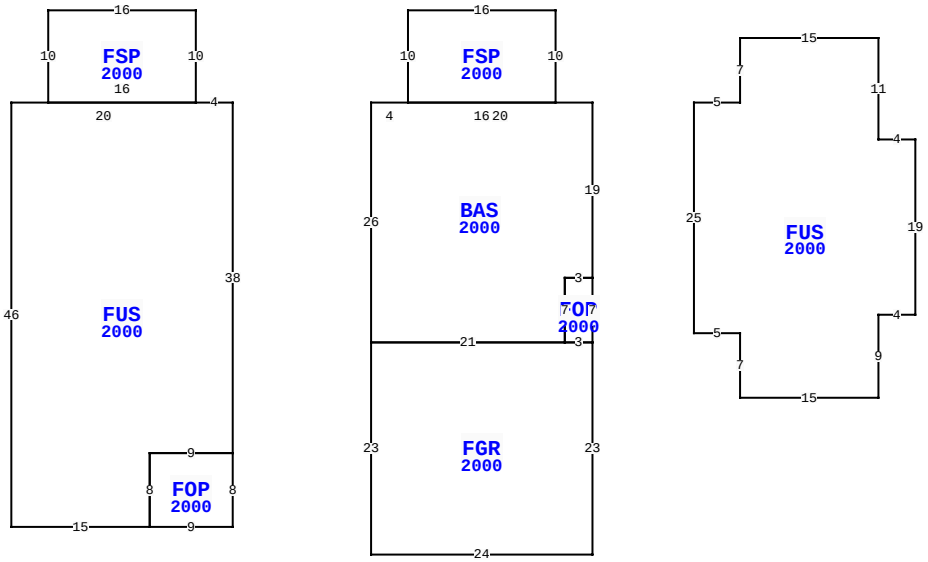
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
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	603	100	603	70,821
FGR	552	55	304	35,704
FOP	21	30	6	705
FOP	72	30	22	2,584
FSP	160	40	64	7,517
FSP	160	40	64	7,517
FUS	786	100	786	92,313
FUS	1,032	100	1,032	121,205
TOTALS	3,386		2,881	338,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,881	139.2178	132.26	381,041	2000	2000	0	0	0	11.20	88.80

1 TOWNHOUSE - 100% - 2024 Heated Area: 2421 HX Base Yr 2024



2997 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		338,364
TOTAL MARKET OB/XF VALUE		4,737
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		563,601
SOH/AGL Deduction		0
ASSESSED VALUE		563,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		513,601
TOTAL JUST VALUE		563,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1973/0131	4/09/2015	WD	Q	I	01	390,000
GRANTOR: WILSON MICHAEL P & LI						
GRANTEE: JENKINS CYNTHIA DIA						
1572/1716	6/20/2008	QC	U	I	07	100
GRANTOR: WILLIAMS MARSHALL L &						
GRANTEE: WILSON MICHAEL P &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2000] W4 FSP=[YR=2000] N10 W16 S10 E16 $ W20 S46 E15 FOP=[YR=2000] E9 N8 W9 S8 $ N8 E9 N38 $ PTR= E15 BAS=[YR=2000] E4 FSP=[YR=2000] N10 E16 S10 W16 $ E20 S19 FOP=[YR=2000] W3 S7 E3 N7 $ W3 S7 FGR=[YR=2000] E3 S23 W24 N23 E21 $ W21 N26 $ W15 $ PTR= E50 FUS=[YR=2000] E5 N7 E15 S11 E4 S19 W4 S9 W15 N7 W5 N25 $ W50 $.

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	1,030.00	SF	4.00	4.00	100	2000	2000	3	79	3,255	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2000	2000	3	79	462	
3	1242	WD DECK A	0	100	0	0	510.00	SF	10.00	10.00	100	2000	2000	3	20	1,020	

LAND DESCRIPTION

TOTAL OB/XF 4,737

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	35.00	148.00	35.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	220,500							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 220,500 Market: 0 Agricultural: 0 Common: 220,500 PRINTED 08/06/2024 BY SYS