N 33.70' OF LOT 8
HUTCHINS SOUTH BEACH PB 4/70

MAUDLIN JAMES E &/COOPER CONSTANCE
2999-B FIRST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1390-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

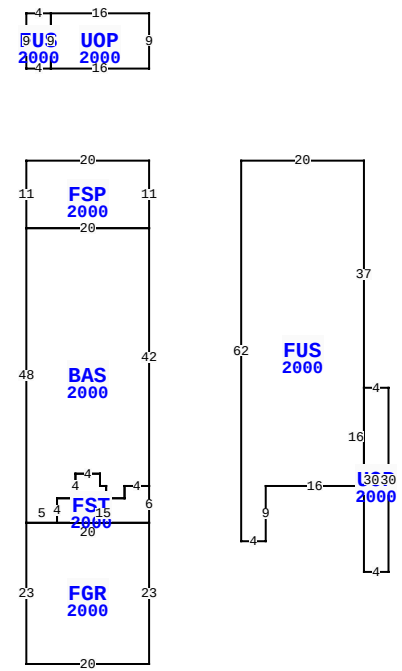
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	874	118,717
FGR	460	55	253	34,366
FSP	220	40	88	11,954
FST	86	55	47	6,384
FUS	36	100	36	4,890
FUS	1,096	100	1,096	148,871
UOP	120	20	24	3,260
UOP	144	20	29	3,939
TOTALS	3,036		2,447	332,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,447	156.2669	148.45	363,257	2000	2005	0	0	0	8.50	91.50

1 TOWNHOUSE – 100% - 2014 Heated Area: 2006 HX Base Yr 2014



2999 1ST AVE 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		332,380
TOTAL MARKET OB/XF VALUE		5,640
TOTAL LAND VALUE - MARKET		214,200
TOTAL MARKET VALUE		552,220
SOH/AGL Deduction		251,506
ASSESSED VALUE		300,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,714
TOTAL JUST VALUE		552,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210764	REPAIR/RRF	0	11/21/2021
20101205	REMODEL	8,430	07/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0518	4/02/2020	QC	U	I	11	108,100
GRANTOR: MAUDLIN JAMES E						
GRANTEE: MAUDLIN JAMES E & C						
1845/1919	3/15/2013	WD	Q	I	02	315,000
GRANTOR: AUDET PAUL R						
GRANTEE: MAUDLIN JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W20 S11 BAS=[YR=2000] S48 FGR=[YR=2000] S23 E20 N23 FST=[YR=2000] N6 W4 S2 W3 N2 W1 N2 W4 S4 W3 S4 E15 $ W20 $ E5 N4 E3 N4 E4 S2 E1 S2 E3 N2 E4 N42 W20 $ E20 N11 $ PTR= E15 FUS=[YR=2000] E20 S37 UOP=[YR=2000] E4 S30 W4 N30 $ S16 W16 S9 W4 N62 $ W15 $ PTR= N15 UOP=[YR=2000] N9 W16 FUS=[YR=2000] W4 S9 E4 N9 $ S9 E16 $ S15 $.

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	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	2000	2000	3	79	3,771	
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	2000	2000	3	79	1,777	
3	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2000	2000	3	79	92	

LAND DESCRIPTION

TOTAL OB/XF 5,640

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	34.00	130.00	34.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	214,200							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 214,200 Market: 0 Agricultural: 0 Common: 214,200 PRINTED 08/06/2024 BY SYS