N1/2 OF LOT 2
IN OR 2055/1569
OCEAN HILLS PBK 5/372

YAGER KENNETH R II/MYERS STEPHANIE D
2242 1ST AVENUE UNIT A
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-155H-0002-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

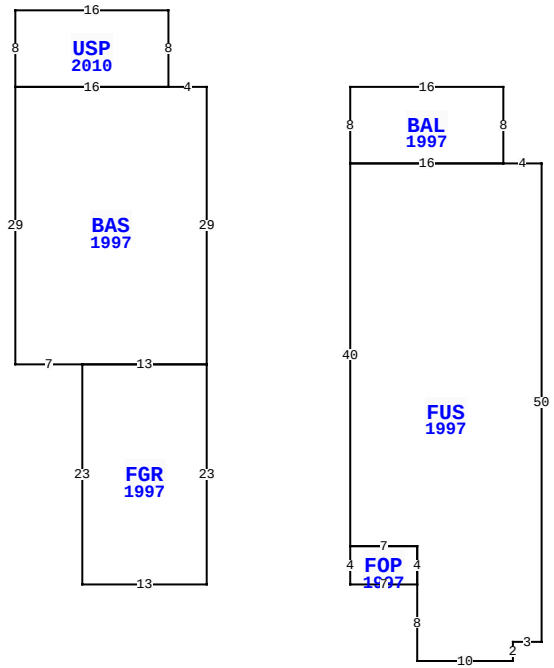
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 128 | 15 | 19 | 2,293 |
| BAS | 580 | 100 | 580 | 70,004 |
| FGR | 299 | 55 | 164 | 19,794 |
| FOP | 28 | 30 | 8 | 966 |
| FUS | 950 | 100 | 950 | 114,663 |
| USP | 128 | 30 | 38 | 4,587 |
| TOTALS | 2,113 | | 1,759 | 212,306 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,759 | 145.2000 | 137.94 | 242,636 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 TOWNHOUSE – 100% - 2019 Heated Area: 1530 HX Base Yr 2019




2242 1ST AVE A, 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 | | 212,306 |
| TOTAL MARKET OB/XF VALUE | | 7,170 |
| TOTAL LAND VALUE - MARKET | | 202,500 |
| TOTAL MARKET VALUE | | 421,976 |
| SOH/AGL Deduction | | 118,571 |
| ASSESSED VALUE | | 303,405 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 253,405 |
| TOTAL JUST VALUE | | 421,976 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 400,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121398 | ROOF | 3,000 | 07/13/2012 |
| 20110374 | ELEC OTHER | 150 | 03/16/2011 |
| B012384 | XFOB | 1,000 | 10/30/2001 |
| B9710238 | NEW CONSTR | 79,944 | 01/09/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2055/1569 | 6/24/2016 | WD | Q | I | 02 | 275,000 |
| GRANTOR: BARRY ARTHUR P III | | | | | | |
| GRANTEE: YAGER KENNETH R II | | | | | | |
| 1938/0608 | 9/16/2014 | QC | U | I | 11 | 79,500 |
| GRANTOR: STRICKLAND ANN R | | | | | | |
| GRANTEE: ROBAS VICTORIA B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W4 USP=[YR=2010] N8 W16 S8 E16$ W16 S29 E7 FGR=[YR=1997] S23 E13 N23 W13$ E13 N29$ PTR=E15 BAL=[YR=1997] E16 S8 FUS=[YR=1997] E4 S50 W3 S2 W10 N8 FOP=[YR=1997] W7 N4 E7 S4$ N4 W7 N40 E16$ W16 N8$ W15 $.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 317.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 1,690 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 548.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 5,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,170

| 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 | 30.00 | 130.00 | 30.00 | FF | | 1.00 | 1.00 | 1.50 | 4,500.00 | 6,750.00 | 202,500 | | | | | | | |

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS