IN OR 1944/1953

HAYNES GEOFFREY N & DONNA C
1496 1ST AVE
FERNANDINA BEACH, FL 32035

2024

20-3N-29-0000-0013-0010

BUILDING CHARACTERISTICS

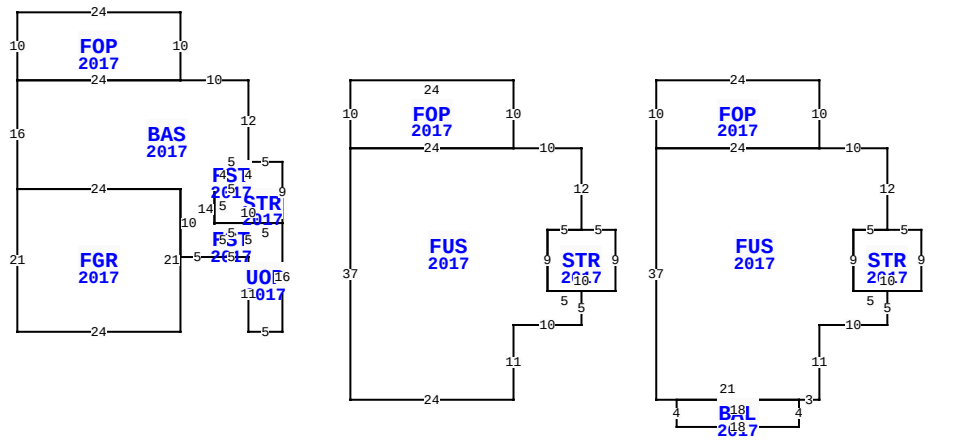
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,992
BAS	574	100	574	103,949
FGR	504	55	277	50,163
FOP	240	30	72	13,039
FOP	240	30	72	13,039
FOP	240	30	72	13,039
FST	20	55	11	1,992
FST	25	55	14	2,536
FUS	1,103	100	1,103	199,747
FUS	1,103	100	1,103	199,747
TOTALS	4,451		3,350	606,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,350	148.8928	186.12	623,502	2017	2017	0	0	0	2.70	97.30

1 SNGL FAM – 100% - 2018 Heated Area: 2780 HX Base Yr 2018



** This building has 14 Sub-Areas

1496 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		606,667
TOTAL MARKET OB/XF VALUE		5,876
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		875,043
SOH/AGL Deduction		263,296
ASSESSED VALUE		611,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		561,747
TOTAL JUST VALUE		875,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170423	CO ISSUED	0	12/14/2017
20170423	NEW CONSTR	348,909	02/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1944/1953	9/12/2014	WD	Q	V	02	115,000
GRANTOR: PECK RACHEL MCINNIS						
GRANTEE: HAYNES GEOFFREY N &						
0880/0720	4/26/1999	WD	Q	V		70,000
GRANTOR: CRANE EVERETT N						
GRANTEE: PECK RACHAEL MCINNI						

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	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	5.20	100	2017	2017	3	97	5,876	

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N10 W24 S10 E24 $ W24 S16
FGR=[YR=2017] S21 E24 N21 W24$ E24 S10 E5 FST=[YR=2017] E5
UOP=[YR=2017] S11 E5 N16 STR=[YR=2017] N9 W5 FST=[YR=2017] W5
S4 E5 N4$ S4 W5 S5 E10$ W5 S5$ N5 W5 S5$ N14 E5 N12$ PTR=E15
FOP=[YR=2017] E24 S10 FUS=[YR=2017] E10 S12 STR=[YR=2017] E5
S9 W10 N9 E5$ W5 S9 E5 S5 W10 S11 W24 N37 E24$ W24 N10$ W15$
PTR=E60 FOP=[YR=2017] E24 S10 FUS=[YR=2017] E10 S12
STR=[YR=2017] E5 S9 W10 N9 E5$ W5 S9 E5 S5 W10 S11 W3
BAL=[YR=2017] S4 W18 N4 E18$ W21 N37 E24$ W24 N10$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 5,876

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	0002	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	262,500							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/06/2024 BY SYS