IN OR 2683/1735
ESMT OR 1469/1435

BRADSHAW WILLIAM S & JIMMIE S L/E/
1762 1ST AVE
FERNANDINA BEACH, FL 32034

2024

20-3N-29-0000-0021-0000

BUILDING CHARACTERISTICS

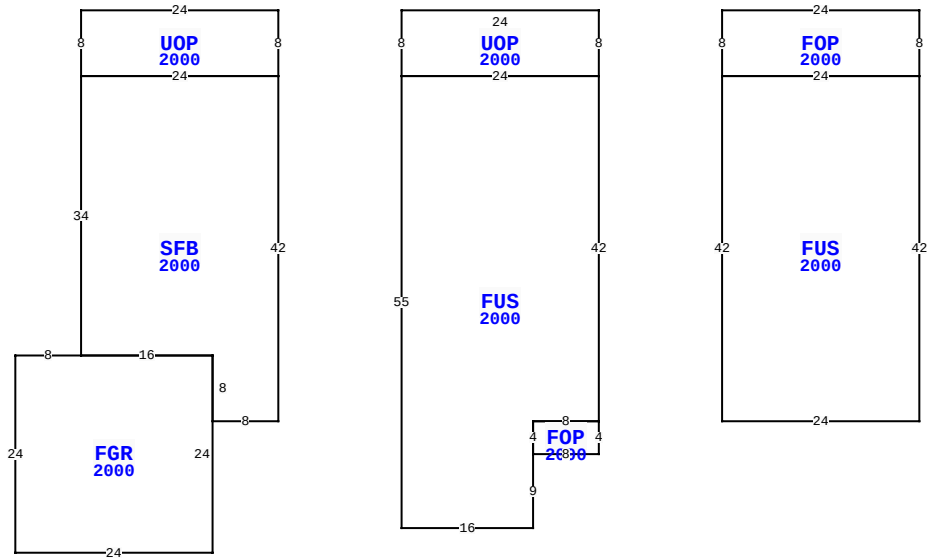
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	576	55	317	66,770
FOP	32	30	10	2,106
FOP	192	30	58	12,217
FUS	1,008	100	1,008	212,319
FUS	1,216	100	1,216	256,130
SFB	880	80	704	148,286
UOP	192	20	38	8,004
UOP	192	20	38	8,004
TOTALS	4,288		3,389	713,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,389	158.1360	237.20	803,871	2000	2000	0	0	0	11.20	88.80

1 SFR CUST – 100% - 2017 Heated Area: 2928 HX Base Yr



1762 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		713,837
TOTAL MARKET OB/XF VALUE		65,146
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		1,093,983
SOH/AGL Deduction		68,502
ASSESSED VALUE		1,025,481
TOTAL EXEMPTION VALUE	13	1,025,481
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,093,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		995,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072058	3RD FLOOR DECK	1,000	11/07/2007
20070800	SPIRAL STR & DECK	5,000	05/08/2007
20062472	18"CURB WALL	6,000	11/06/2006
20062359	INCREASE TO 400AM	1,500	10/18/2006
20062295	CB WALL FENCE	6,000	10/06/2006
20062287	GAS	250	10/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2683/1735	12/11/2023	LE	U	I	11	100
GRANTOR: BRADSHAW WILLIAM S &						
GRANTEE: MARCERON SAMANTHA L						
2080/1125	10/26/2016	WD	Q	I	01	1,000,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: BRADSHAW WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W24 S8 FUS=[YR=2000] S55 E16 N9 FOP=[YR=2000] E8 N4 W8 S4 $ N4 E8 N42 W24 $ E24 N8 $ PTR= E15 FOP=[YR=2000] E24 S8 FUS=[YR=2000] S42 W24 N42 E24 $ W24 N8 $ W15 $ PTR= W39 UOP=[YR=2000] W24 S8 SFB=[YR=2000] S34 FGR=[YR=2000] W8 S24 E24 N24 W16 $ E16 S8 E8 N42 W24 $ E24 N8 $ E39 $.

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	1241	WD DECK G	0	100	13	8	104.00	UT	11.50	11.50	100	2000	2000	3	28	335	
2	1241	WD DECK G	0	100	54	4	216.00	UT	11.50	11.50	100	2000	2000	3	28	696	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
4	0855	CONC PAVER	0	100	0	0	1,302.00	SF	3.00	3.00	100	2000	2000	3	79	3,086	
5	1241	WD DECK G	0	100	20	8	160.00	UT	11.50	11.50	100	2006	2006	3	44	810	
6	1241	WD DECK G	0	100	0	0	454.00	UT	11.50	11.50	100	2007	2007	3	48	2,506	
7	1241	WD DECK G	0	100	11	9	99.00	UT	11.50	11.50	100	2008	2008	3	52	592	
8	1126	CB/STC 8"	0	100	6	186	1,116.00	SF	8.00	8.00	100	2007	2007	3	88	7,857	
9	0861	POOL GUNIT	0	100	26	32	832.00	SF	85.00	85.00	100	2007	2007	3	48	33,946	
10	0845	KOOL DECK	0	100	0	0	1,006.00	SF	7.25	7.25	100	2007	2007	3	88	6,418	

TOTAL OB/XF 59,186

LAND DESCRIPTION

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	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	315,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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TOTALS				

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TOTAL JUST VALUE		1,093,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		995,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061839	SWIM POOL	39,000	08/02/2006
991606	NEW CONSTR	197,051	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: BRADSHAW WILLIAM S &						
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2080/1125	10/26/2016	WD	Q	I	01	1,000,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: BRADSHAW WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	100	0	0	778.00	SF	3.00	3.00	100	2000	2000	3	79	1,844	
12	0811	CONCRETE B	0	100	0	0	1,002.00	SF	5.20	5.20	100	2000	2000	3	79	4,116	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS