IN OR 2438/820

CONNELLY GERARD P & SUSAN S
1848 FIRST AV
FERNANDINA BEACH, FL 32034

2024

20-3N-29-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

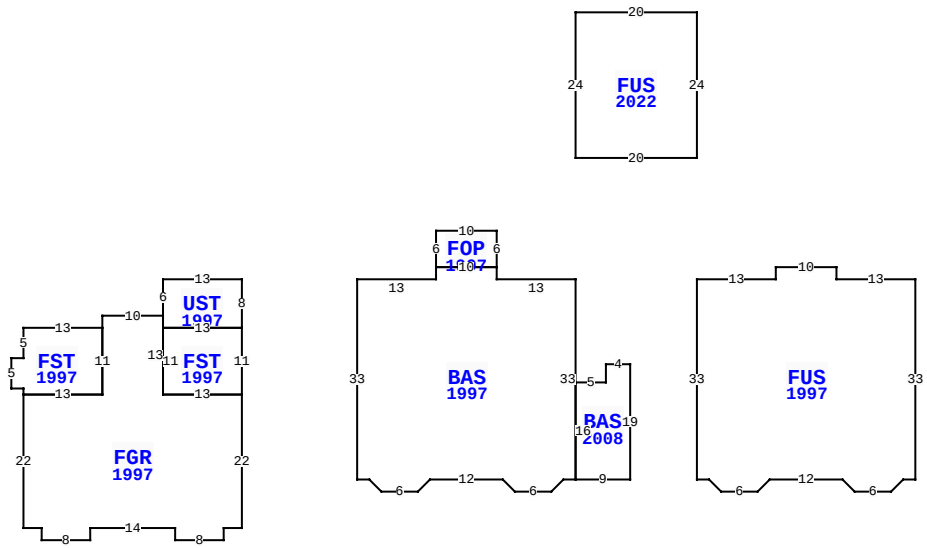
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,240	100	1,240	186,692
BAS	156	100	156	23,487
FGR	954	55	525	79,043
FOP	60	30	18	2,710
FST	143	55	79	11,894
FST	153	55	84	12,647
FUS	1,240	100	1,240	186,692
FUS	480	100	480	72,268
UST	104	45	47	7,077
TOTALS	4,530		3,869	582,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,869	109.0980	163.65	633,162	1997	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2022 Heated Area: 3116 HX Base Yr 2022



1848 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		582,509
TOTAL MARKET OB/XF VALUE		6,214
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		926,223
SOH/AGL Deduction		76,234
ASSESSED VALUE		849,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		799,989
TOTAL JUST VALUE		926,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111635	H/AC	1,500	09/19/2011
20052454	WINDOWS IN PORCH	2,000	03/23/2006
10024B	NEW CONSTR	119,140	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0820	2/26/2021	WD	Q	I	01	929,500
GRANTOR: MOELLER GEORGE & VALE						
GRANTEE: CONNELLY GERARD P &						
0738/1378	9/07/1995	WD	Q	V		25,500
GRANTOR: SUSKAUER DAVID H						
GRANTEE: MOELLER GEORGE & VA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 N2 FOP=[YR=1997] N6 W10 S6 E10 $ W10 S2 W13 S33 E2 R2 D2 E6 U2 R2 E12 D2 R2 E6 U2 R2 E2 BAS=[YR=2008] E9 N19 W4 S3 W5 S16 $ N33 $ PTR=E20 FUS=[YR=1997] E13 N2 E10 S2E13 S33 W2 L2 D2 W6 L2 U2 W12 L2 D2 W6 L2 U2 W2 N33 $ W20 $ PTR=W55 UST=[YR=1997] W13 S6 FGR=[YR=1997] W10 S2 FST=[YR=1997] W13 S5 W2 S5 E2 S1 E13N11 $ S11 W13 S22 E3 S2 E8 N2 E14 S2 E8 N2 E3 N22 FST=[YR=1997] N11 W13 S11 E13 $ W13 N13 $ S2 E13 N8$ E55 $ PTR=N20 FUS=[YR=2022] N24 E20 S24 W20$ S20$.

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	0819	CONC 12"	0	100	0	0	237.00	SF	9.50	9.50	100	1997	1997	3	73	1,644	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
3	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	1997	1997	3	73	1,599	
4	1241	WD DECK G	0	100	22	4	88.00	UT	15.53	15.53	100	1997	1997	3	25	342	
5	1241	WD DECK G	0	100	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	25	299	
6	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	1997	1997	3	73	730	

LAND DESCRIPTION

TOTAL OB/XF 6,214

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS