LOT 18
GURNIE OAKS SUB PB 5/2

FBS BROWN LLC
1438 LEWIS ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0280-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

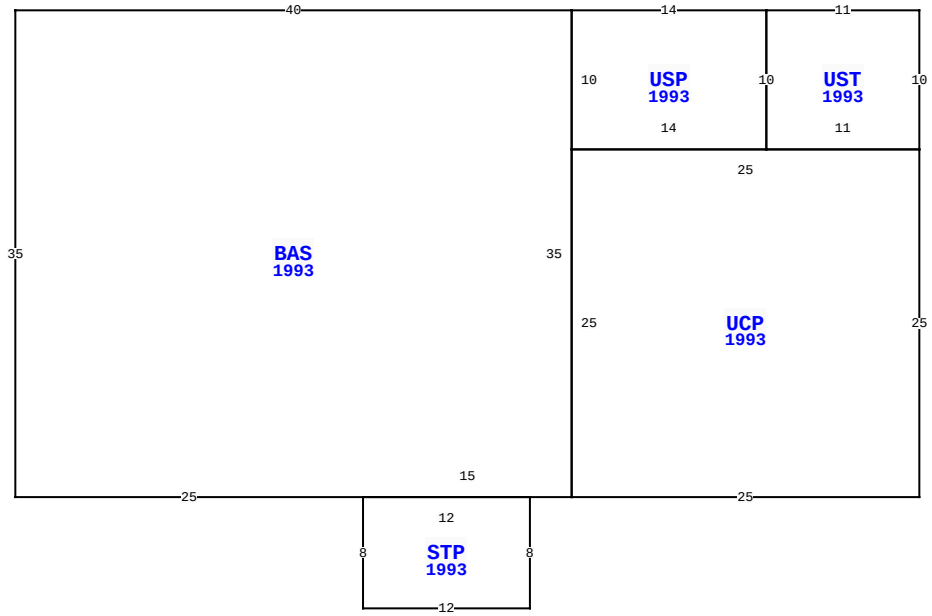
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 75
Interior Floo	11	CLAY TILE 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	136,033
STP	96	10	1993	10	972
UCP	625	20	1993	125	12,146
USP	140	30	1993	42	4,081
UST	110	45	1993	50	4,858
TOTALS	2,371			1,627	158,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	116.0250	116.02	188,765	1970	2000	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1400 HX Base Yr



1450 AVERY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	158,091
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	258,091
SOH/AGL Deduction	0
ASSESSED VALUE	258,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,091
TOTAL JUST VALUE	258,091
NCON VALUE	56,139
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/825	9/26/2024	WD	U	I	11	100
GRANTOR: BROWN TOBIAS						
GRANTEE: FBS BROWN LLC						
2735/1291	8/01/2024	WD	Q	I	03	55,000
GRANTOR: AL TIRAH LLC						
GRANTEE: BROWN TOBIAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S35 E25 STP=[YR=1993] S8E12N8W12$ E15
UCP=[YR=1993] E25 N25 UST=[YR=1993] N10 W11 USP=[YR=1993]
W14 S10 E14N10$ S10E11$ W25S25 $ N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-	2100.00	58.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS