LOT 21
IN OR 2195/1441
SHERWOOD FOREST SUB PB 5/10

AVERY PATRICIA DIANE P & FREDERICK A JR L/E/
2325 SUSAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

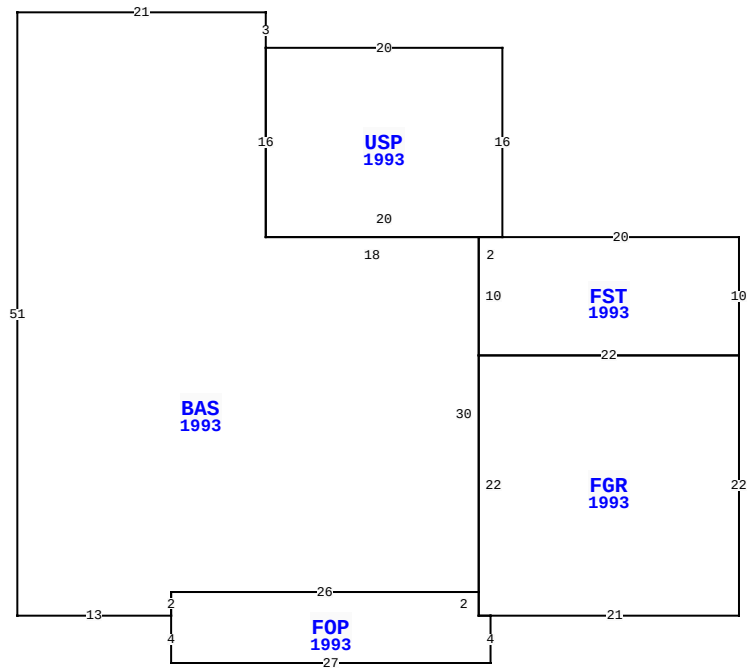
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1993	1,595	137,878
FGR	484	55	1993	266	22,994
FOP	160	30	1993	48	4,149
FST	220	55	1993	121	10,460
USP	320	30	1993	96	8,298
TOTALS	2,779			2,126	183,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	108.1920	108.19	230,012	1985	1990	0	0	0	20.10	79.90

1 SINGLE FAM – 100% - 2017 Heated Area: 1595 HX Base Yr 2017



2325 SUSAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		183,780
TOTAL MARKET OB/XF VALUE		7,027
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		370,807
SOH/AGL Deduction		191,165
ASSESSED VALUE		179,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,920
TOTAL JUST VALUE		370,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1441	5/08/2018	LE	U	I	11	100
GRANTOR: AVERY PATRICIA DIANE						
GRANTEE: AVERY LACEY ADELE &						
1993/1478	7/20/2015	FJ	U	I	11	0
GRANTOR: PIKE SANDRA DIANE CAN						
GRANTEE: AVERY PATRICIA DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 USP=[YR=1993] N16 W20 BAS=[YR=1993] N3 W21 S51 E13 FOP=[YR=1993] S4 E27 N4 FGR=[YR=1993] E21 N22 W22 S22 E1$ W1 N2 W26 S2$ N2 E26 N30 W18 N16$ S16 E20$ W2 S10 E22 N10$.

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	0812	CONCRETE C	0	100	56	18	971.00	SF	4.00	4.00	100	1985	1985	3	44	1,709	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
4	0811	CONCRETE B	0	100	0	0	368.00	SF	5.20	5.20	100	1986	1986	3	47	899	
5	0820	WOOD WALK	0	100	0	0	88.00	SF	11.75	11.75	100	1998	1998	3	40	414	
6	0825	BRICK	0	100	0	0	214.00	SF	6.25	6.25	100	1998	1998	3	92	1,231	
7	1242	WD DECK A	0	100	0	0	439.00	SF	10.00	10.00	100	1998	1998	3	20	878	
8	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	1998	1998	3	20	360	
9	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 7,027

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	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS