

HUGHES CHRISTOPHER C & ANDREA
2153 PEBBLE BEACH WAY #203
FERNANDINA BEACH, FL 32034

00-00-30-0800-0022-0020



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof StructurRoof CoverInterior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories UnitsBUD8 AdjustmeOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

1803CEMENT BRK 100
GABLE/HIP 100

03COMP SHNGL 100
PLYWOOD 100
12HARDWOOD 80
11CLAY TILE 20
03CENTRAL 100
04AIR DUCTED 100

3 100
1.5 100
03MASONRY 100

1. 1. 100
0 100
05DIST 1A 100
00NONE 100

02Quality Level 02
0100SINGLE FAMILY
MKT AREA02
2019.00

TOTALS

2,392
1,611
127,182

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% COND TOT ADJUNIT PRICELAND VALUEADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE

05/18/2020BY DJATotal Acres: 1.50Total Land Value: 322,500Market: 0Agricultural: 0Common: 322,500PRINTED 07/30/2025 BY SYS

MKT ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,611117.8304117.83189,8241960198000033.0067.00

SINGLE FAM - 0% - 2024Heated Area: 1366HX Base Yr

UST 2009UCP 1993BAS 1993PTO 2009FOP 1993

NASSAU COUNTY PROPERTY PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYTax Group: 8Tax Dist:

BUILDING MARKET VALUESTANDARD127,182TOTAL MARKET OB/XF VALUE1,540TOTAL LAND VALUE - MARKET322,500TOTAL MARKET VALUE451,222SOH/AGL Deduction84,133ASSESSED VALUE367,089TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE367,089TOTAL JUST VALUE451,222NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE333,717

SALES DATA

OFF RECORD NumberDATETYPERINSTQU / I / VRSNCDSALE PRICE

2795/13476/19/2025WDQ Q I 01550,000GRANTOR: UNDERWOOD ANNIE JGRANTEE: HUGHES CHRISTOPHER2795/13456/19/2025PRUII 19100GRANTOR: UNDERWOOD ANNIE J ASGRANTEE: HUGHES CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UST=[YR=2009] N5W23S9 UCP=[YR=1993] S21 PTO=[YR=2009] S8E23 FOP=[YR=1993] E19N8W19S8\$N8W23\$E23 N21W23\$E23N4\$S25E19S8E27N33\$.