

LOT 3
IN OR 1386/435
BEACH HAMMOCK PB 5/154

BROWNING BARBARA J & LARRY E
2800 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 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	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1993	1,747	228,511
FGR	373	55	1993	205	26,814
FOP	24	30	1993	7	915
FOP	102	30	1993	31	4,055
PTO	51	5	1993	3	392

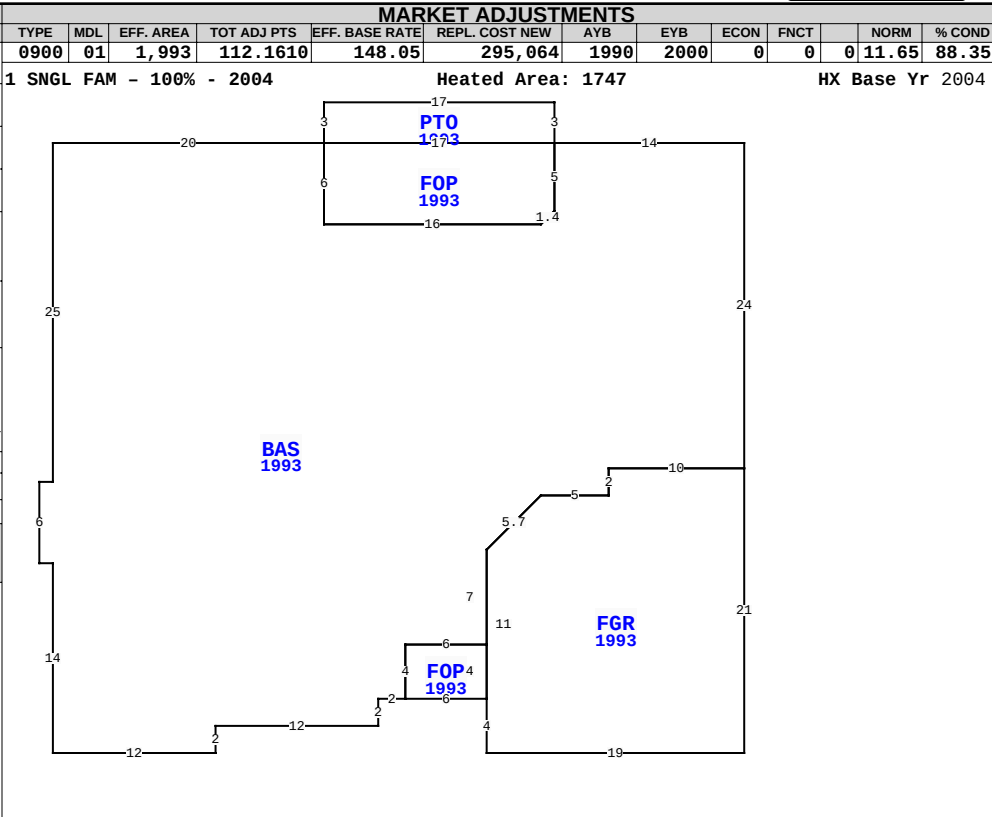
TOTALS	2,297			1,993	260,689
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1990	1990	3	66	2,310
2	0810	CONCRETE A	0	100	38	16		608.00	SF 6.50	6.50	100	1990	1990	3	57	2,253
3	0861	POOL GUNIT	0	100	28	14		424.00	SF 85.00	85.00	100	1993	1993	3	20	7,208
4	0845	KOOL DECK	0	100	0	0		942.00	SF 7.25	7.25	100	1993	1993	3	64	4,371
5	0810	CONCRETE A	0	100	51	3		153.00	SF 6.50	6.50	100	1990	1990	3	57	567
6	0962	SKYLIGHT	0	100	0	0		2.00	UT 250.00	250.00	100	2004	2004	3	83	415

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	100.00	85.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							



2800 RACHEAL AVE, FERNANDINA BEACH	BLD DATE 12/26/2013	KK	LGL DATE	
	XF DATE		LAND DATE	03/21/2024
	INC DATE		AG DATE	MLU

2800 RACHEAL AVE, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310				
608.00	SF	6.50	6.50	100	1990	1990	3	57	2,253				
424.00	SF	85.00	85.00	100	1993	1993	3	20	7,208				
942.00	SF	7.25	7.25	100	1993	1993	3	64	4,371				
153.00	SF	6.50	6.50	100	1990	1990	3	57	567				
2.00	UT	250.00	250.00	100	2004	2004	3	83	415				

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	260,689			
TOTAL MARKET OB/XF VALUE	17,124			
TOTAL LAND VALUE - MARKET	215,000			
TOTAL MARKET VALUE	492,813			
SOH/AGL Deduction	226,846			
ASSESSED VALUE	265,967			
TOTAL EXEMPTION VALUE	HX HB DX 55,722			
BASE TAXABLE VALUE	210,245			
TOTAL JUST VALUE	492,813			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	480,722			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132689	RESIDE	1,500	11/22/2013
20122256	14 WINDOW REPLACE	5,585	11/02/2012
20042265	REROOF W/30YR SHN	3,000	12/06/2004
7635	SWIM POOL	13,000	04/12/1993
5879B	NEW CONSTR	75,530	03/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/0435	2/01/2006	WD	Q	I	01	80,600
GRANTOR: BROWNING BARBARA J FO						
GRANTEE: BROWNING BARBARA J						
1043/1775	3/15/2002	WD	Q	I	01	75,300
GRANTOR: FOWLER BARBARA J						
GRANTEE: BROWNING LARRY E &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W14 PTO=[YR=1993] N3 W17 S3 FOP=[YR=1993] S6E16 U1 R1 N5W17\$ E17 \$ S5 D1 L1 W16N6W20 S25 W1 S6 E1 S14E12 N2 E12 N2 E2 FOP=[YR=1993] E6 FGR=[YR=1993] S4 E19 N21 W10 S2 W5 D4 L4 S11\$ N4W6S4 \$ N4E6 N7 U4 R4 E5N2E10N24\$.		