



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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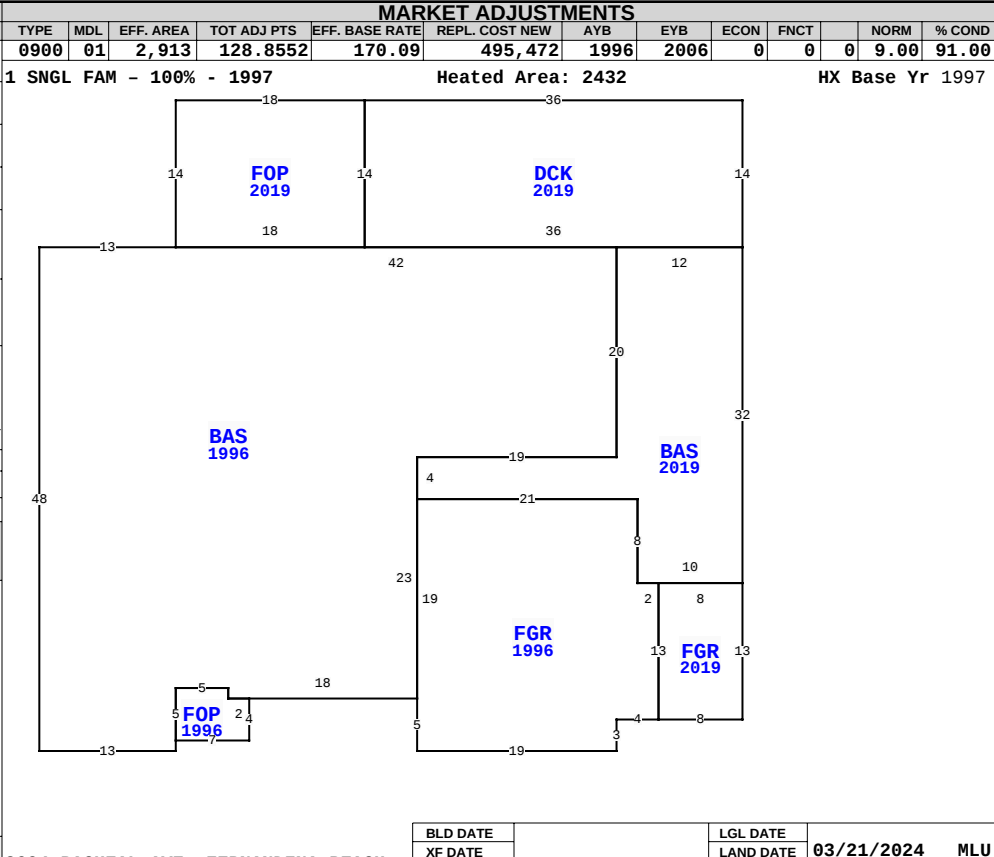
NEIGHBORHOOD/LOC	1062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1996	1,988	307,706
BAS	444	100	2019	444	68,723
DCK	504	10	2019	50	7,740
FGR	524	55	1996	288	44,577
FGR	104	55	2019	57	8,822
FOP	33	30	1996	10	1,548
FOP	252	30	2019	76	11,764

TOTALS	3,849			2,913	450,880
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	844.00	SF	5.20	5.20	4,257
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	706
3	0811	CONCRETE B	0	100	0	0	237.00	SF	5.20	5.20	1,195
4	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	662
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	564
6	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	902

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	



2694 RACHEAL AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/21/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		450,880	
TOTAL MARKET OB/XF VALUE		8,286	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		659,166	
SOH/AGL Deduction		389,575	
ASSESSED VALUE		269,591	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		218,869	
TOTAL JUST VALUE		659,166	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		637,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190055	NEW CONSTR	0	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2568/0164	5/26/2022	WD	U	I	11
GRANTOR: YARBOROUGH JERRY L &					
GRANTEE: YARBOROUGH FAMILY T					
1162/0953	8/14/2003	WD	Q	I	06
GRANTOR: YARBOROUGH JERRY & DE					
GRANTEE: YARBOROUGH JERRY L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2019] W36 FOP=[YR=2019] W18 S14 BAS=[YR=1996] W13 S48 E13 N1 FOP=[YR=1996] E7 N4 W2 N1 W5 S5 \$ N5 E5 S1 E18 FGR=[YR=1996] S5 E19 N3 E4 FGR=[YR=2019] E8 N13 BAS=[YR=2019] N32 W12 S20 W19 S4 E21 S8 E10\$ W8 S13\$ N13 W2 N8 W21 S19\$ N23 E19 N20 W42\$ E18 N14\$ S14 E36 N14\$.											