



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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
NEIGHBORHOOD/LOC	1062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	227,899
FGR	456	55	1993	251	32,502
FOP	58	30	1993	17	2,202
FSP	312	40	1993	125	16,186
TOTALS	2,586			2,153	278,788

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50
3	0810	CONCRETE A	0	100	65	4	260.00	SF	6.50
4	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	1242	WD DECK A	0	100	13	13	169.00	SF	10.00
7	1242	WD DECK A	0	100	0	0	228.00	SF	10.00
8	0825	BRICK	0	100	14	4	56.00	SF	12.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,153	120.3930	158.92	342,155	1993	1993	0	0	0	18.52	81.48
1 SNGL FAM - 100% - 2017 Heated Area: 1760 HX Base Yr 2017												
2650 RACHEAL AVE, FERNANDINA BEACH												

TOTAL OB/XF 7,982												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
2	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	100	1993
3	0810	CONCRETE A	0	100	65	4	260.00	SF	6.50	6.50	100	1993
4	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1993
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993
6	1242	WD DECK A	0	100	13	13	169.00	SF	10.00	10.00	100	1998
7	1242	WD DECK A	0	100	0	0	228.00	SF	10.00	10.00	100	1998
8	0825	BRICK	0	100	14	4	56.00	SF	12.50	12.50	100	1998

TOTAL OB/XF 7,982												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		278,788	
TOTAL MARKET OB/XF VALUE		7,982	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		486,770	
SOH/AGL Deduction		182,194	
ASSESSED VALUE		304,576	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		253,854	
TOTAL JUST VALUE		486,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7374	NEW CONSTR	88,310	10/19/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2779/1531	4/03/2025	WD	Q	I	02
GRANTOR: SHURTER STEPHEN					
GRANTEE: NEWMAN SAM III & TR					
1934/1951	8/25/2014	WD	Q	I	01
GRANTOR: MCEWEN DONALD W & MIC					
GRANTEE: SHURTER STEPHEN & K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] N2 W12 S2 W24 S8 E36 N8 \$ S8 W36 N8 W14 S38 E15 N2 FOP=[YR=1993] E11 N2 W2 N4 W9 S6 \$ N6 E9 S4 E14 FGR=[YR=1993] S14 E14 N2 E6 N22 W14 S2 W6 S8 \$ N8 E6 N2 E24 N24 \$.									