BLOCK 1 LOT 1 & S1/2 OF LOT 2
BUCKS FDNA BEACH #2 PB 3/17

ELEFTERION ALLEN S & CAROL
2870 FIRST AVENUE APT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0001-0010

BUILDING CHARACTERISTICS

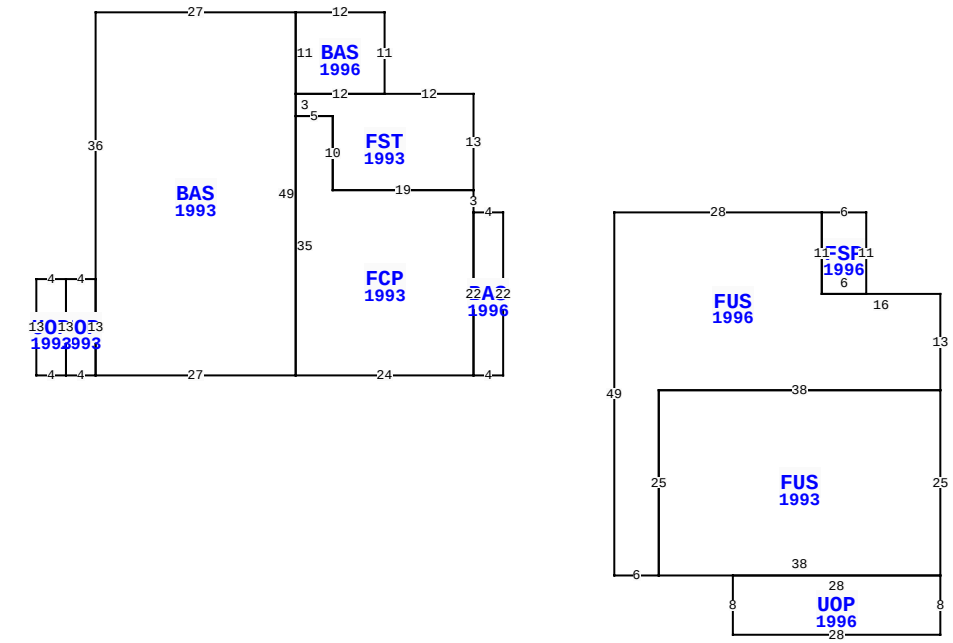
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1993	1,323	119,410
BAS	88	100	1996	88	7,943
BAS	132	100	1996	132	11,914
FCP	650	25	1993	162	14,622
FOP	52	30	1993	16	1,444
FSP	66	40	1996	26	2,347
FST	262	55	1993	144	12,997
FUS	950	100	1993	950	85,744
FUS	1,030	100	1996	1,030	92,965
UOP	52	20	1993	10	903
TOTALS	4,829			3,926	354,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,926	107.2575	141.58	555,843	1959	1969	0	0	0	36.25	63.75

1 DUPLEX – 100% - 2024 Heated Area: 3523 HX Base Yr 2024



** This building has 11 Sub-Areas

2870 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		354,350
TOTAL MARKET OB/XF VALUE		1,184
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		805,534
SOH/AGL Deduction		109,031
ASSESSED VALUE		696,503
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		645,781
TOTAL JUST VALUE		805,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121248	ROOF	10,445	06/25/2012
20111654	H/AC	1,650	09/20/2011
20102130	REPAIR/RRF	350	12/14/2010
20101971	REMODEL	1,700	11/15/2010
20101942	XFOB	950	11/09/2010
B9059	ADDITION	25,000	05/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0892	3/31/2022	WD	Q	I	01	725,000
GRANTOR: RAWSON BRIAN & ELIZAB						
GRANTEE: ELEFTERION ALLEN S						
1705/1410	10/20/2010	WD	U	I	11	309,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RAWSON BRIAN & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 FCP=[YR=1993] N3 FST=[YR=1993] N13 W12 BAS=[YR=1996] N11 W12 BAS=[YR=1993] W27 S36 FOP=[YR=1993] W4 UOP=[YR=1993] W4 S13 E4 N13 $ S13 E4 N13 $ S13 E27 N49 $ S11 E12 $ W12 S3E5 S10 E19 $ W19 N10 W5 S35 E24 N22 $ S22 E4 N22 $ PTR= E15 FUS=[YR=1996] E28 FSP=[YR=1996] E6 S11 W6 N11 $ S11 E16 S13 FUS=[YR=1993] S25 UOP=[YR=1996] S8 W28 N8 E28 $ W38 N25 E38 $ W38 S25 W6 N49 $ W15 $.

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	0802	ASPHALT B	0	100	29	30	870.00	SF	2.40	2.40	100	1980	1980	3	50	1,044	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1970	1970	3	20	74	
3	1242	WD DECK A	0	100	0	0	33.00	SF	10.00	10.00	100	1996	1996	3	20	66	

LAND DESCRIPTION

TOTAL OB/XF 1,184

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		R-2	75.00	115.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS