

BLOCK 1 LOT 4
IN OR 788/1650
BUCKS FDNA BEACH #2 PB 3/17

BURKE JOHN J III & LISA ANN
PO BOX 15226
FERNANDINA BEACH, FL 32035-3104

2025

00-00-31-114B-0001-0040



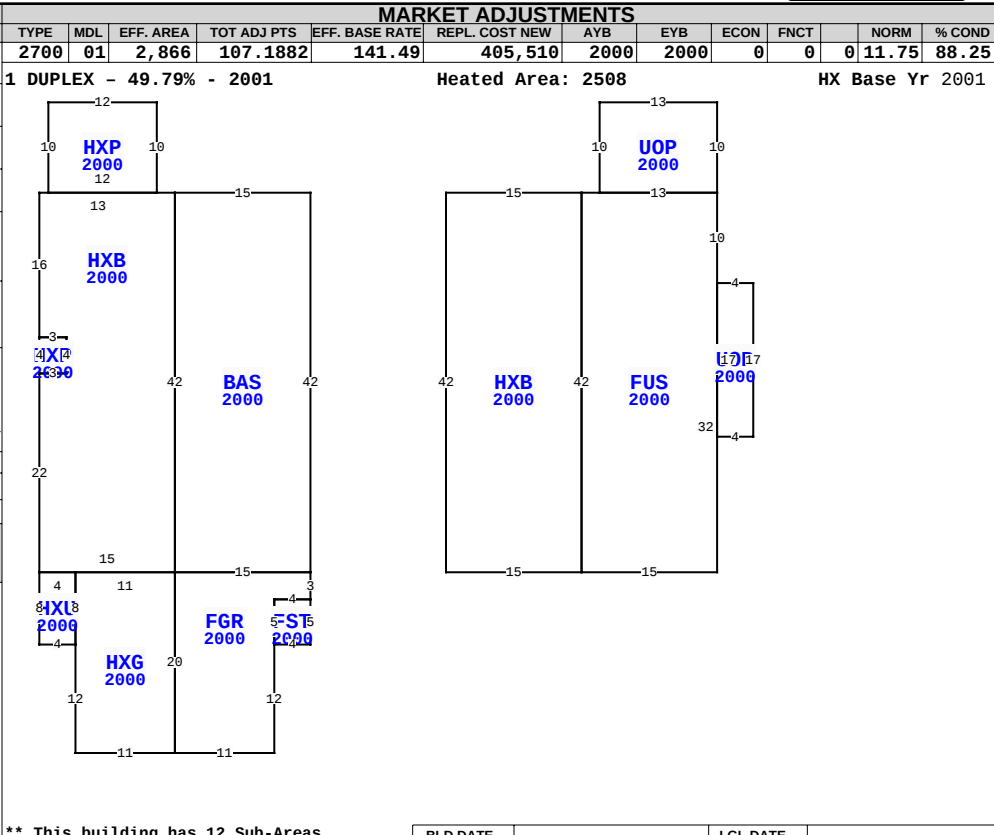
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	2 100
Occupancy	0P OWNER/PART 100

Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-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	630	100	2000	630	78,665
FGR	232	55	2000	128	15,983
FST	20	55	2000	11	1,373
FUS	630	100	2000	630	78,665
HXB	618	100	2000	618	77,167
HXB	630	100	2000	630	78,665
HXG	220	55	2000	121	15,108
HXP	12	30	2000	4	499
HXP	120	30	2000	36	4,495
HXU	32	55	2000	18	2,248
TOTALS	3,342			2,866	357,863

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			1,187.00
2	0810	CONCRETE A	0	100	0	0			234.00
3	0940	SHEDS/PORT	0	100	16	10			160.00
4	0810	CONCRETE A	0	100	0	0			345.00
5	0811	CONCRETE B	0	100	0	0			574.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100		R-2	50.00	115.00	50.00



** This building has 12 Sub-Areas									
2840 1ST AVE A&B, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
10,203									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		357,863	
TOTAL LAND VALUE - MARKET		10,203	
TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		668,066	
ASSESSED VALUE		371,465	
TOTAL EXEMPTION VALUE		296,601	
BASE TAXABLE VALUE		50,722	
TOTAL JUST VALUE		245,879	
NCON VALUE		668,066	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		576,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B034174	XFOB	2,000	11/20/2003
B2000561	NEW CONSTR	146,369	03/27/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0788/1650	4/01/1997	WD	Q	V	
GRANTOR: GRIZZARD RALPH E JR					
GRANTEE: BURKE JOHN J III &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W15 HXB=[YR=2000] W2 HXP=[YR=2000] N10 W12 S10 E12 \$ W13 S16 HXP=[YR=2000] S4 E3 N4 W3 \$ E3 S4 W3 S22 HXU=[YR=2000] S8 E4 HXG=[YR=2000] S12 E11 FGR=[YR=2000] E11 N12 FST=[YR=2000] E4 N5 W4 S5 \$ N5 E4 N3 W15 S20 \$ N20 W11 S8 \$ N8 W4 \$ E15 N42 \$ S42 E15 N42 \$ PTR= E15 HXB=[YR=2000] E15 FUS=[YR=2000] E2 UOP=[YR=2000] N10 E13 S10 W13\$ E13 S10 UOP=[YR=2000] E4 S17 W4 N17 \$ S32 W15 N42\$ S42 W15 N42 \$ W15 \$.					