BLOCK 1 LOT 5
BUCKS FDNA BEACH # 2 PB 3/17

SMITH JOYCE MARTIN REV TRUST
8 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0001-0050

BUILDING CHARACTERISTICS

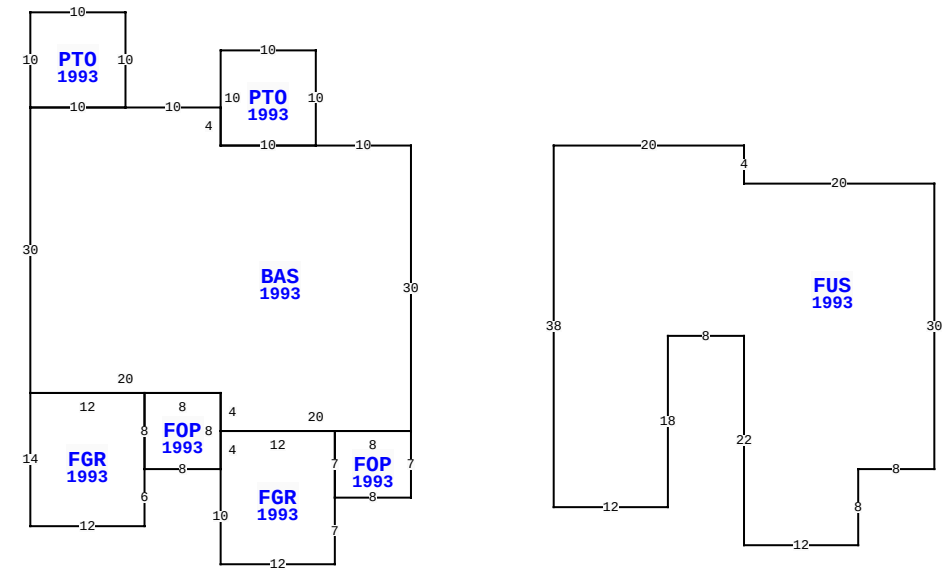
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	1,200	100	1993	1,200	198,718
FGR	168	55	1993	92	15,235
FGR	168	55	1993	92	15,235
FOP	56	30	1993	17	2,815
FOP	64	30	1993	19	3,146
FUS	1,312	100	1993	1,312	217,265
PTO	100	5	1993	5	828
PTO	100	5	1993	5	828
TOTALS	3,168			2,742	454,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,742	142.5600	188.18	515,990	1987	2000	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 2512 HX Base Yr



2830 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	454,071
TOTAL MARKET OB/XF VALUE	2,908
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	756,979
SOH/AGL Deduction	312,803
ASSESSED VALUE	444,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,176
TOTAL JUST VALUE	756,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091658	REPAIR/RRF	4,000	12/04/2009
BP4234	N/A	63,840	03/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1562	5/21/2019	WD	U	I	11	100
GRANTOR: SMITH JOYCE MARTIN						
GRANTEE: SMITH JOYCE MARTIN						
0523/0603	7/31/1987	WD	Q	I		102,000
GRANTOR: KILLEN M KERRY & S M						
GRANTEE: SMITH JOYCE MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10 S10 E10 $ W10 N4 W10 PTO=[YR=1993] N10 W10 S10 E10 $ W10 S30 FGR=[YR=1993] S14 E12 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S10 E12 N7 FOP=[YR=1993] E8 N7 W8 S7 $ N7 W12 S4 $ N8 W8 S8 $ N8 W12 $ E20 S4 E20 N30 $ PTR= E15 FUS=[YR=1993] E20 S4 E20 S30 W8 S8 W12 N22 W8 S18 W12 N38 $ W15 $.

EXTRA FEATURES

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	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1987	1987	3	49.5	290	
2	0812	CONCRETE C	0	0	0	0	1,322.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,618	

LAND DESCRIPTION

TOTAL OB/XF 2,908

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS