



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	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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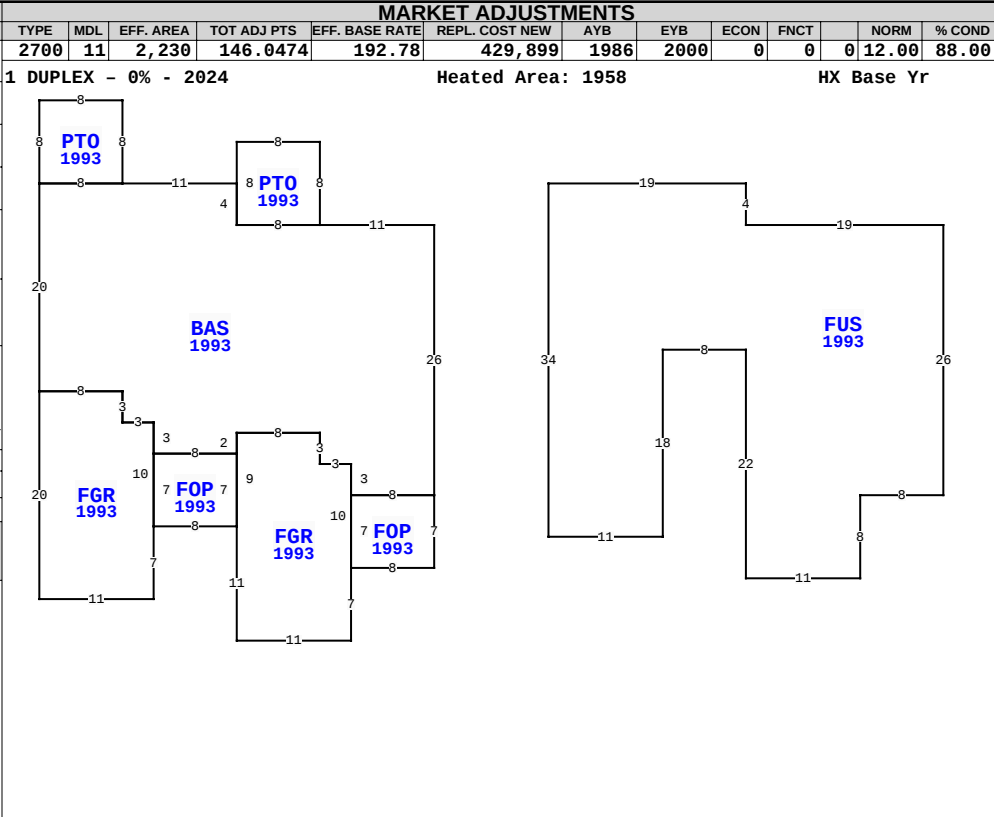
NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	1993	874	148,271
FGR	211	55	1993	116	19,679
FGR	211	55	1993	116	19,679
FOP	56	30	1993	17	2,884
FOP	56	30	1993	17	2,884
FUS	1,084	100	1993	1,084	183,897
PTO	64	5	1993	3	509
PTO	64	5	1993	3	509

TOTALS	2,620			2,230	378,311
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	369.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0810	CONCRETE A	0	0	0	0	364.00	SF	6.50
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50

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	0		R-2	50.00	115.00	50.00



2820 1ST AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	4,060	
2	0810	CONCRETE A	0	0	0	0	369.00	SF	6.50	6.50	100	1986	1986	3	47	1,127	
3	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	1986	1986	3	47	128	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
5	0810	CONCRETE A	0	0	0	0	364.00	SF	6.50	6.50	100	1986	1986	3	47	1,112	
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1986	1986	3	47	128	

TOTAL OB/XF													8,585		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		378,311	
TOTAL MARKET OB/XF VALUE		8,585	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		686,896	
SOH/AGL Deduction		33,255	
ASSESSED VALUE		653,641	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		653,641	
TOTAL JUST VALUE		686,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070956	REPAIR/RRF	4,850	05/31/2007
P040656	REMODEL	3,000	04/05/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2646/1704	6/08/2023	WD	Q	I	01	675,000	
GRANTOR: MARSEGLIA CHRIS M & L							
GRANTEE: DIMSDALE CHARLES D							
0488/0704	5/01/1986	WD	U	I		94,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993;ORIG=11,-4] E19 S4 E19 S26 W8 S8 W11 N22 W8 S18 W11 N34 \$									
BAS=[YR=1993;ORIG=0,0] W11 W8 N4 W11 W8 S20 E8 S3 E3 S3 E8 N2 E8 S3 E3 S3 E8 N26 \$									
FGR=[YR=1993;ORIG=-38,16] S20 E11 N7 N10 W3 N3 W8 \$									
FGR=[YR=1993;ORIG=-19,29] S11 E11 N7 N10 W3 N3 W8 S9 \$									
PTO=[YR=1993;ORIG=-11,0] N8 W8 S8 E8 \$									
PTO=[YR=1993;ORIG=-30,-4] N8 W8 S8 E8 \$									
FOP=[YR=1993;ORIG=-27,29] E8 N7 W8 S7 \$									
FOP=[YR=1993;ORIG=-8,33] E8 N7 W8 S7 \$									
PTR=[ORIG=0,0] E10 W10 \$									