BLOCK 1 LOT 7
BUCKS FDNA BEACH #2 PB 3/17

OPALINSKI MICHAEL P & SANDRA G
887 ASHTON OAKS CIR
LAKELAND, FL 33813

2025

00-00-31-114B-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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
Quality	05	Quality Level 05

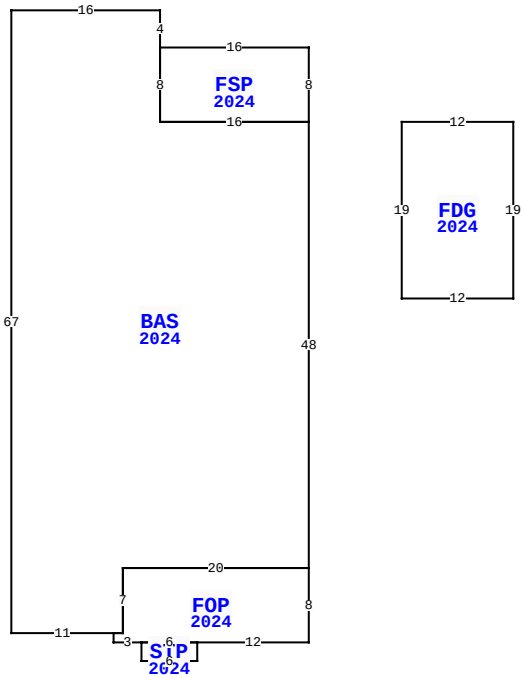
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2024	1,812	286,459
FDG	228	60	2024	137	21,658
FOP	161	30	2024	48	7,588
FSP	128	40	2024	51	8,063
STP	12	10	2024	1	158
TOTALS	2,341			2,049	323,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,049	119.7658	158.09	323,926	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1812 HX Base Yr



2814 1ST AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	323,926
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	623,926
SOH/AGL Deduction	44,494
ASSESSED VALUE	579,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	579,432
TOTAL JUST VALUE	623,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222221	CO		04/07/2023
20222221	NEW CONSTR	0	06/17/2022
20222234	GARAGE	0	06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0960	10/29/2021	WD	U	V	11	100
GRANTOR: CURRAN KATHLEEN F						
GRANTEE: OPALINSKI MICHAEL P						
2509/0927	10/29/2021	WD	Q	V	02	265,000
GRANTOR: CURRAN KATHLEEN						
GRANTEE: OPALINSKI MICHAEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 N8 N4 W16 S67 E11 E1 N7 E20 N48 $
FDG=[YR=2024;ORIG=90,10] E12 S19 W12 N19 $
FOP=[YR=2024;ORIG=60,58] E20 S8 W12 W6 W3 N1 E1 N7 $
FSP=[YR=2024;ORIG=64,2] E16 S8 W16 N8 $
STP=[YR=2024;ORIG=62,66] E6 S2 W6 N2 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS