BLOCK 1 LOT 9
IN OR 840/1
BUCKS FDNA BEACH 2 PB 3/17

WILLIAMSON ROBERT L & YONG S
PO BOX 15507
FERNANDINA BEACH, FL 32035-3109

2025

00-00-31-114B-0001-0090

BUILDING CHARACTERISTICS

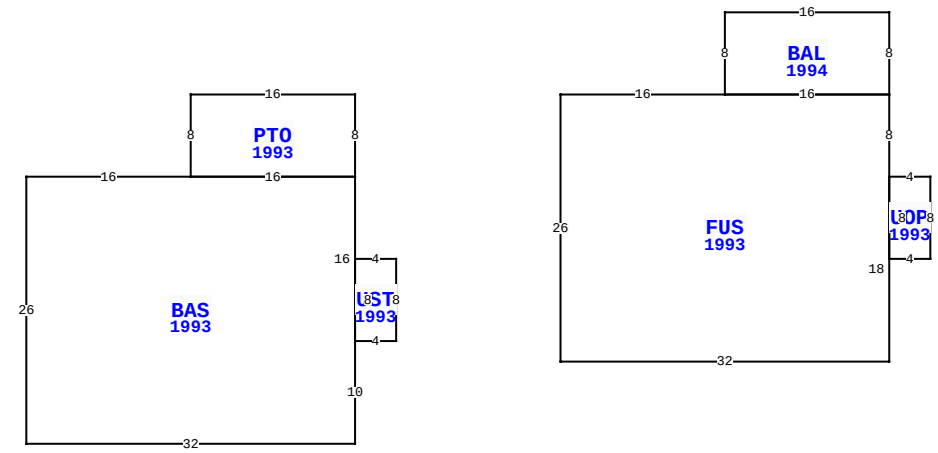
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	128	15	1994	19	2,153
BAS	832	100	1993	832	94,279
FUS	832	100	1993	832	94,279
PTO	128	5	1993	6	680
UOP	32	20	1993	6	680
UST	32	45	1993	14	1,586
TOTALS	1,984			1,709	193,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,709	108.5000	143.22	244,763	1978	1978	0	0	0	20.88	79.12

1 DUPLEX – 0% - 0 Heated Area: 1664 HX Base Yr



2806 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	193,656
TOTAL MARKET OB/XF VALUE	1,779
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	495,435
SOH/AGL Deduction	159,310
ASSESSED VALUE	336,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,125
TOTAL JUST VALUE	495,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122050	ROOF	2,000	10/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0001	7/06/1998	WD	Q	I		116,500

GRANTOR: MORRIS JAMES FRANKLIN
GRANTEE: WILLIAMSON ROBERT L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W16 S8 BAS=[YR=1993] W16 S26 E32 N10
UST=[YR=1993] E4 N8 W4 S8$ N16 W16$ E16 N8$ PTR=E20
FUS=[YR=1993] E16 BAL=[YR=1994] N8 E16 S8 W16$ E16 S8
UOP=[YR=1993] E4 S8 W4 N8$ S18 W32 N26$ W20$.

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	0811	CONCRETE B	0	0	24	31	744.00	SF	5.20	5.20	100	1978	1978	3	28	1,083	
2	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	100	1990	1990	3	57	589	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1978	1978	3	28	29	
4	1242	WD DECK A	0	0	13	3	39.00	SF	10.00	10.00	100	1995	1995	3	20	78	

LAND DESCRIPTION

TOTAL OB/XF 1,779

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS