BLOCK 1 LOT 10
IN OR 224 PG 148
BUCKS FDNA BEACH # 2 PB 3/17

JOHNSTON NANCY
2804 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	03	Quality Level 03

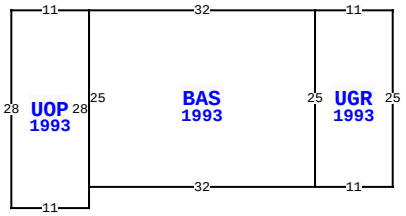
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

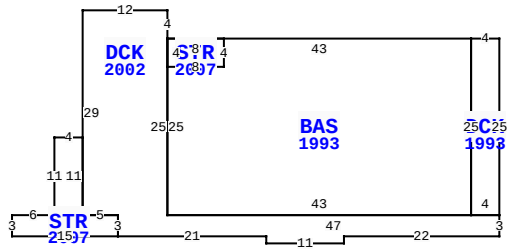
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	61,897
BAS	1,075	100	1993	1,075	83,174
DCK	100	10	1993	10	774
DCK	521	10	2002	52	4,024
STR	32	10	2007	3	232
STR	89	10	2007	9	696
UGR	275	45	1993	124	9,594
UOP	308	20	1993	62	4,797
TOTALS	3,200			2,135	165,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	115.0520	115.05	245,632	1976	1976	0	0	0	32.75	67.25

1 SINGLE FAM – 100% - 1977 Heated Area: 1875 HX Base Yr 1977





NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,188
TOTAL MARKET OB/XF VALUE		14,266
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		479,454
SOH/AGL Deduction		326,779
ASSESSED VALUE		152,675
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,953
TOTAL JUST VALUE		479,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052875	REPAIR/RRF	5,000	10/19/2005
20010315	ADDITION	21,000	02/23/2001
5547	REPAIR/RRF	1,600	08/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0221/0050	1/01/1976	WD	Q	V		5,800

GRANTOR:

GRANTEE:

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

2804 1ST AVE, FERNANDINA BEACH

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1980	1980	3	30	936	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	1984	1984	3	20	6,120	
4	0845	KOOL DECK	0	100	0	0	1,020.00	SF	7.25	7.25	100	1984	1984	3	41	3,032	
5	0812	CONCRETE C	0	100	0	0	970.00	SF	4.00	4.00	100	1995	1995	3	68	2,638	

BUILDING DIMENSIONS

UGR=[YR=1993] W11 BAS=[YR=1993] W32 UOP=[YR=1993] W11 S28 E11 N28 $ S25 E32 N25 $ S25 E11 N25 $ PTR= E15 DCK=[YR=2002] E12 S4 STR=[YR=2007] E8 S4 W8 N4$ BAS=[YR=1993] E43 DCK=[YR=1993] E4 S25 W4 N25 $ S25 W43 N25$ S25 E47 S3 W22 S1W11 N1 W21STR=[YR=2007] W15 N3 E6 N11E4 S11 E5 S3$ N3 W5 N29 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 14,266

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	100		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