BLOCK 2 LOT 2 (EX S-2)
BUCKS FDNA BEACH #2 PB 3/17

DJ LOCKER LLC
1323 SE 17TH ST, STE 99967
FORT LAUDERDALE, FL 33316

2025

00-00-31-114B-0002-0020

BUILDING CHARACTERISTICS

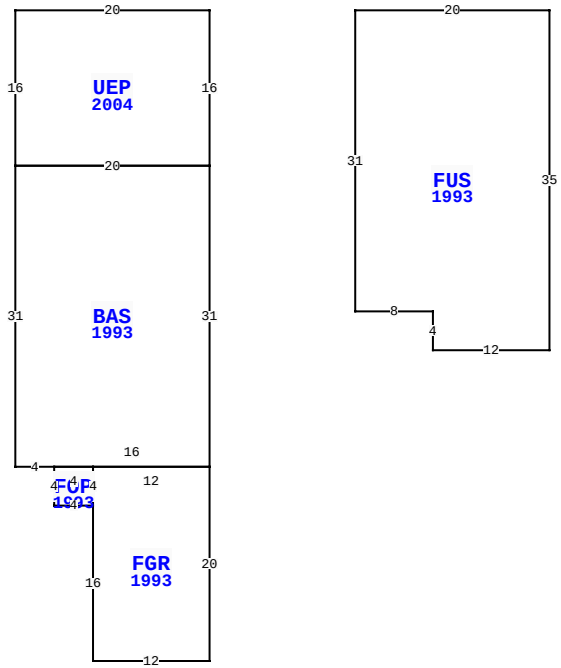
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	620	100	1993	620	106,686
FGR	240	55	1993	132	22,714
FOP	16	30	1993	5	860
FUS	668	100	1993	668	114,945
UEP	320	60	2004	192	33,038
TOTALS	1,864			1,617	278,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,617	205.8258	205.83	332,827	1988	1988	0	0	0	16.40	83.60

1 TOWNHOUSE - 0% - 2024 Heated Area: 1288 HX Base Yr



2754 1ST AVE A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	278,243
TOTAL MARKET OB/XF VALUE	2,471
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	430,714
SOH/AGL Deduction	0
ASSESSED VALUE	430,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,714
TOTAL JUST VALUE	430,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174040	HARDISIDE	5,147	12/27/2017
20101943	REMODEL	3,000	11/09/2010
B033046	ADDITION	14,000	05/03/2003
B020128	REPAIR/RRF	4,000	01/30/2002
M012447	H/AC	2,000	11/07/2001
4663	NEW CONSTR	78,400	01/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1102	12/13/2023	WD	Q	I	01	475,000
GRANTOR: HUGHES R THOMAS						
GRANTEE: DJ LOCKER LLC						
2651/550	6/29/2023	FJ	U	I	11	0
GRANTOR: DALTON NORMAN L						
GRANTEE: HUGHES R THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

UEP 2004= W20 S16 BAS=[YR=1993] S31 E4 FOP=[YR=1993] S4 E4 FGR=[YR=1993] S16 E12 N20 W12 S4 $ N4 W4$E16 N31 W20 $ E20 N16 $ PTR= E15 FUS=[YR=1993] E20 S35 W12 N4 W8 N31 $ W15 $.

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	0810	CONCRETE A	0	0	0	0	595.00	SF	6.50	6.50	100	1988	1988	3	52	2,011	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1988	1988	3	52	284	
3	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2003	2003	3	82	176	

LAND DESCRIPTION

TOTAL OB/XF 2,471

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	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS