BLOCK 2 S1/2 OF LOT 2
IN OR 2186/1432
BUCKS FDNA BEACH #2 PB 3/17

FERUS SHIRLEY R
2754 1ST AVE #B
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0002-0022

BUILDING CHARACTERISTICS

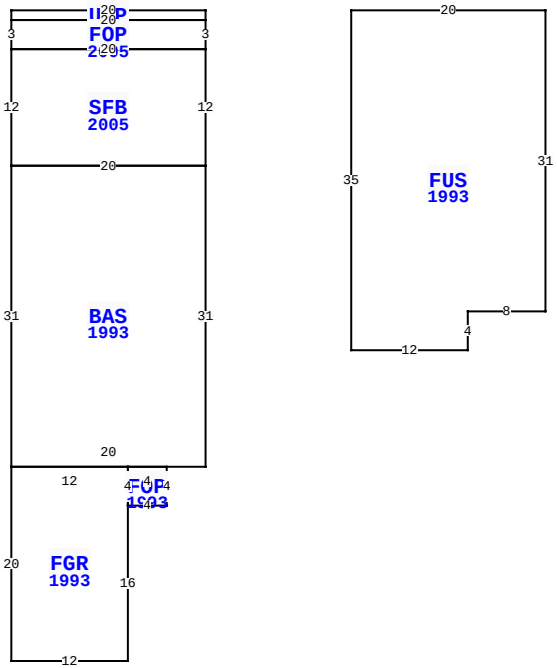
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	620	100	1993	620	110,930
FGR	240	55	1993	132	23,617
FOP	16	30	1993	5	895
FOP	60	30	2005	18	3,221
FUS	668	100	1993	668	119,519
SFB	240	80	2005	192	34,353
UOP	20	20	2005	4	716
TOTALS	1,864			1,639	293,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,639	213.0025	213.00	349,107	1988	1990	0	0	0	16.00	84.00

1 TOWNHOUSE – 100% - 2019 Heated Area: 1480 HX Base Yr 2019



2754 1ST AV B, 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		293,250
TOTAL MARKET OB/XF VALUE		7,451
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		450,701
SOH/AGL Deduction		179,206
ASSESSED VALUE		271,495
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		165,773
TOTAL JUST VALUE		450,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052948	REMODEL	1,000	11/01/2005
20052593	XFOB	26,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2186/1432	3/29/2018	WD	Q	I	02	260,000
GRANTOR: ROTH DEREK S & LAUREN						
GRANTEE: FERUS SHIRLEY R & K						
2049/1239	5/26/2016	WD	Q	I	01	220,000
GRANTOR: THOMAS JON D						
GRANTEE: ROTH DEREK S & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W20 S1 FOP=[YR=2005] S3 SFB=[YR=2005] S12 BAS=[YR=1993] S31 FGR=[YR=1993] S20 E12 N16 FOP=[YR=1993] E4 N4 W4 S4$ N4 W12$ E20 N31 W20$ E20 N12 W20$ E20 N3 W20$ E20 N1$ PTR=E15 FUS=[YR=1993] E20 S31 W8 S4 W12 N35$ 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	0855	CONC PAVER	0	100	0	0	616.00	SF	10.00	10.00	100	2016	2016	3	95	5,852	
2	0855	CONC PAVER	0	100	28	3	84.00	SF	10.00	10.00	100	2016	2016	3	95	798	
3	1242	WD DECK A	0	100	0	0	364.00	SF	10.00	10.00	100	2005	2005	3	22	801	

LAND DESCRIPTION

TOTAL OB/XF 7,451

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	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