BLOCK 2 LOT 4
BUCKS FDNA BEACH #2 PB 3/17

WRIGHT MERCEDES T
2734 A 1ST AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0002-0040

BUILDING CHARACTERISTICS

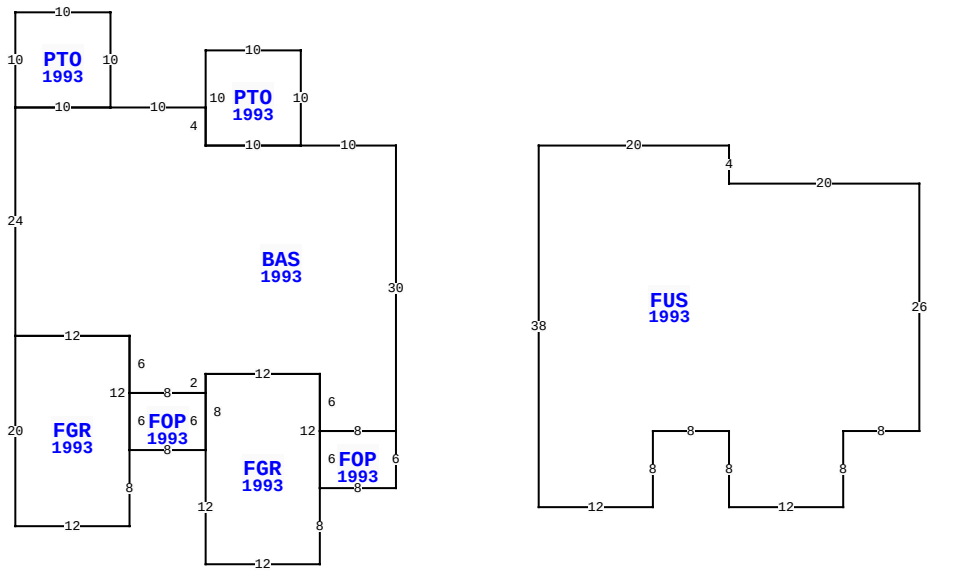
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	04	Quality Level 04
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	1,056	100	1993	1,056	132,599
FGR	240	55	1993	132	16,575
FGR	240	55	1993	132	16,575
FOP	48	30	1993	14	1,758
FOP	48	30	1993	14	1,758
FUS	1,312	100	1993	1,312	164,744
PTO	100	5	1993	5	628
PTO	100	5	1993	5	628
TOTALS	3,144			2,670	335,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,670	115.5168	152.48	407,122	1986	1986	0	0	0	17.65	82.35

1 DUPLEX – 100% - 2020 Heated Area: 2368 HX Base Yr 2020



2734 1ST AVE A, 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		335,265
TOTAL MARKET OB/XF VALUE		3,421
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		638,686
SOH/AGL Deduction		271,922
ASSESSED VALUE		366,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,042
TOTAL JUST VALUE		638,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070523	REPAIR/RRF	5,000	04/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1812	7/29/2021	QC	U	I	11	100
GRANTOR: WRIGHT WILLIAM						
GRANTEE: WRIGHT MERCEDES T						
2074/0535	9/20/2016	WD	Q	I	01	340,000
GRANTOR: PETERS PETERS & JEFF						
GRANTEE: WRIGHT MERCEDES T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10 S10 E10$ W10 N4 W10 PTO=[YR=1993] N10 W10 S10 E10$ W10 S24 FGR=[YR=1993] S20 E12 N8 FOP=[YR=1993] E8 FGR=[YR=1993] S12 E12 N8 FOP=[YR=1993] E8 N6 W8 S6$ N12 W12 S8$ N6 W8 S6 $ N12 W12$ E12 S6 E8 N2 E12 S6 E8 N30$ PTR= E15 FUS=[YR=1993] E20 S4 E20 S26 W8 S8 W12 N8 W8 S8 W12 N38$ W15$.

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
1	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	1986	1986	3	47	1,725	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	1986	1986	3	47	128	
3	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	1986	1986	3	47	1,440	
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1986	1986	3	47	128	

LAND DESCRIPTION

TOTAL OB/XF 3,421

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS