BLOCK 2 LOT 6
BUCKS FDNA BEACH #2 PB 3/17

PARSONS ROBERT A
989 OCEAN OVERLOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

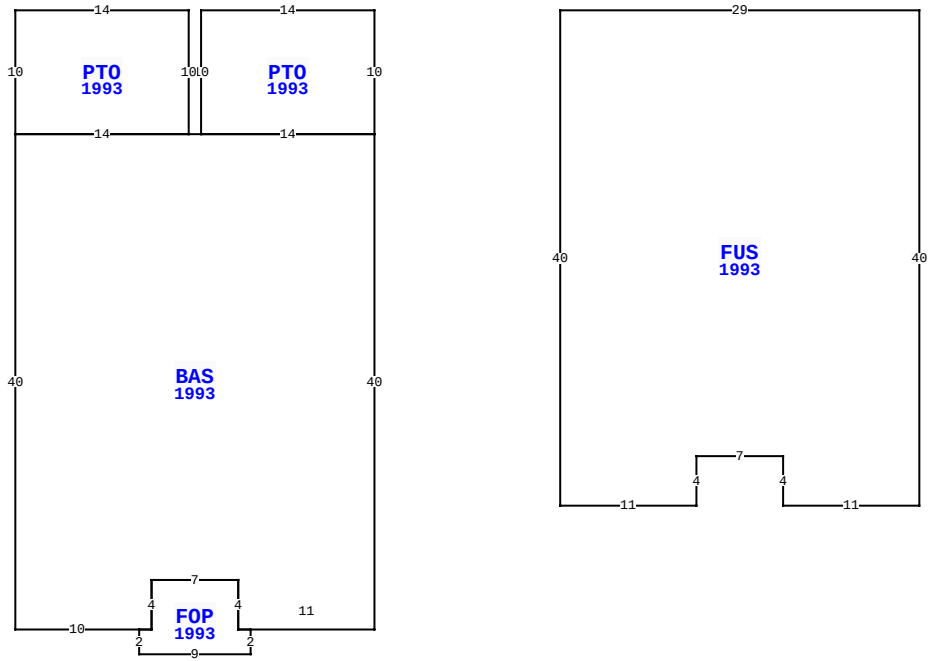
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1993	1,132	148,553
FOP	46	30	1993	14	1,837
FUS	1,132	100	1993	1,132	148,553
PTO	140	5	1993	7	919
PTO	140	5	1993	7	919
TOTALS	2,590			2,292	300,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,292	114.0720	150.58	345,129	1993	1998	0	0	0	12.85	87.15

1 DUPLEX – 0% - 0 Heated Area: 2264 HX Base Yr



2714 1ST AVE A&B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300,780
TOTAL MARKET OB/XF VALUE	3,079
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	603,859
SOH/AGL Deduction	163,418
ASSESSED VALUE	440,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,441
TOTAL JUST VALUE	603,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130962	H/AC	3,281	05/01/2013
20110103	ELEC OTHER	800	01/24/2011
20080641	REPAIR/RRF	4,800	04/21/2008
B9710619	REPAIR/RRF	1,200	07/24/1997
7748	NEW CONSTR	65,000	06/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1288	4/01/2020	WD	Q	I	02	346,500
GRANTOR: GIBSON HOLLY M & LUIS						
GRANTEE: PARSONS ROBERT A						
1756/0206	9/13/2011	WD	Q	I	02	270,000
GRANTOR: GIDDENS DAVID H & TAM						
GRANTEE: GIBSON HOLLY M & LU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W14 S10 BAS=[YR=1993] W1 PTO=[YR=1993] N10 W14 S10 E14 $ W14 S40 E10 FOP=[YR=1993] S2 E9 N2 W1 N4 W7 S4 W1 $ E1 N4 E7 S4 E11 N40 W14 $ E14 N10$ PTR= E15 FUS=[YR=1993] E29 S40 W11 N4 W7 S4 W11 N40 $ 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	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	1993	1993	3	64	2,163	
2	0476	VF 6 SBPL	0	0	0	0	34.00	LF	32.00	32.00	100	2006	2006	3	66	718	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

LAND DESCRIPTION

TOTAL OB/XF 3,079

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	000800	C	MULTI-FAMILY	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 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS