BLOCK 3 S-2 OF LOT 3
IN OR 1585/49
BUCKS FDNA #2 PB 3/17

BRITT DANIEL J/ROBERTS-BRITT MARCIE A
2676-B 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0003-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

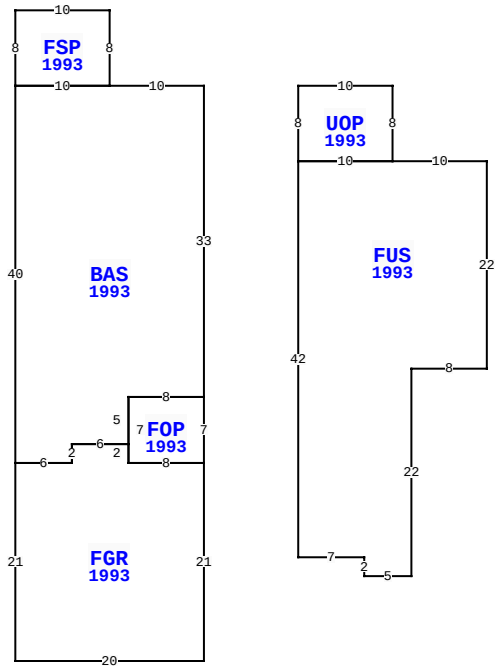
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1993	732	113,900
FGR	432	55	1993	238	37,033
FOP	56	30	1993	17	2,645
FSP	80	40	1993	32	4,979
FUS	690	100	1993	690	107,365
UOP	80	20	1993	16	2,490
TOTALS	2,070			1,725	268,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,725	183.6000	183.60	316,710	1992	1992	0	0	0	15.25	84.75

1 TOWNHOUSE - 100% - 2011 Heated Area: 1422 HX Base Yr 2011



2676 1ST AVE B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,412
TOTAL MARKET OB/XF VALUE		3,012
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		421,424
SOH/AGL Deduction		275,951
ASSESSED VALUE		145,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,751
TOTAL JUST VALUE		421,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/0049	9/15/2008	WD	Q	I		260,000
GRANTOR: SMALLWOOD SUSAN M						
GRANTEE: BRITT DANIEL J & MA						
1534/0941	11/07/2007	WD	Q	I		250,000
GRANTOR: EVANS ROGER L & PAULI						
GRANTEE: SMALLWOOD SUSAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1993] N8 W10 S8 E10 $ W10 S40 FGR=[YR=1993] S21 E20 N21 FOP=[YR=1993] N7 W8 S7 E8 $ W8 N2 W6 S2 W6 $ E6 N2 E6 N5 E8 N33 $ PTR= E10 UOP=[YR=1993] E10 S8 FUS=[YR=1993] E10 S22 W8 S22 W5 N2 W7 N42 E10 $ W10 N8 $ W10 $.

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	100	0	0	792.00	SF	5.20	5.20	100	1992	1992	3	62	2,553	
2	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1992	1992	3	62	459	

LAND DESCRIPTION

TOTAL OB/XF 3,012

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