BLOCK 3 LOT 8
IN OR 1072/981
BUCKS FDNA BEACH 2 PB 3/17

CONN SUSAN L/WILSON ANN E
2626 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0003-0080

BUILDING CHARACTERISTICS

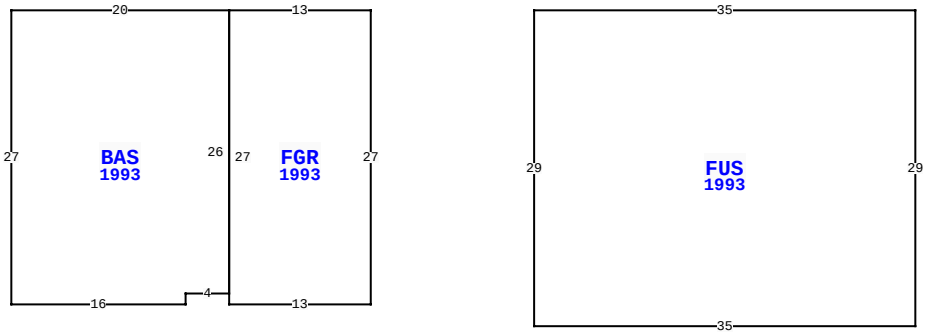
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	536	100	1993	536	46,455
FGR	351	55	1993	193	16,727
FUS	1,015	100	1993	1,015	87,970
TOTALS	1,902			1,744	151,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	108.0000	108.00	188,352	1981	1981	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1551 HX Base Yr 2003



2626 1ST AVE, 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		151,152
TOTAL MARKET OB/XF VALUE		2,831
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		453,983
SOH/AGL Deduction		265,314
ASSESSED VALUE		188,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,947
TOTAL JUST VALUE		453,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122396	DOOR	507	11/29/2012
20053087	REMODEL	1,000	11/29/2005
B020764	REPAIR/RRF	5,000	05/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/0981	8/02/2002	WD	Q	I		191,000
GRANTOR: SHERWOOD DALE W & GAY						
GRANTEE: CONN SUSAN L & ANN						
0833/0368	5/08/1998	WD	Q	I		113,000
GRANTOR: BOUDER DOUGLAS M & EL						
GRANTEE: SHERWOOD DALE W & G						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W20 S27 E16 N1 E4 N26 $ S27 E13 N27 $ PTR= E15 FUS=[YR=1993] E35 S29 W35 N29 $ 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	100	0	0	846.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,430	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1981	1981	3	32.5	85	
3	1242	WD DECK A	0	100	21	11	231.00	SF	13.50	13.50	100	2000	2000	3	20	624	
4	1242	WD DECK A	0	100	0	0	346.00	SF	10.00	10.00	100	2000	2000	3	20	692	

LAND DESCRIPTION

TOTAL OB/XF 2,831

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	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS