

BLOCK 3 LOT 9
IN OR 1001/894
BUCKS FDNA BEACH 2 PB 3/17

BURAKOWSKI EDWARD J &/AYLOR PATRICIA J
2616-B 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	1993	620	72,601
FGR	252	55	1993	139	16,277
FOP	32	30	1993	10	1,171
FUS	668	100	1993	668	78,222
HXB	620	100	1993	620	72,601
HXB	668	100	1993	668	78,222
HXG	252	55	1993	139	16,277
HXP	32	30	1993	10	1,171

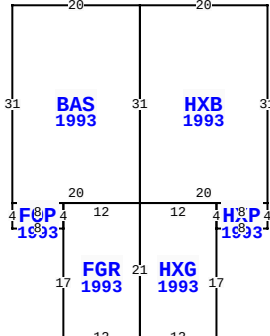
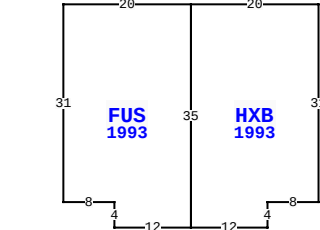
TOTALS	3,144			2,874	336,543
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

1	0811	CONCRETE B	0	0	0 0
2	0810	CONCRETE A	0	0	28 3
3	0811	CONCRETE B	0	100	0 0
4	0810	CONCRETE A	0	100	28 3

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000800	C	MULTI-FAMILY	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,874	106.5960	140.71	404,401	1988	1988		0	0	16.78	83.22	
1 DUPLEX - 50% - 2008													
Heated Area: 2576													
HX Base Yr 2008													



2616 1ST AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/08/2025 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					336,543				
TOTAL MARKET OB/XF VALUE					3,978				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					640,521				
SOH/AGL Deduction					360,159				
ASSESSED VALUE					280,362				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					229,640				
TOTAL JUST VALUE					640,521				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					549,110				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062663	REPAIR/RRF	4,176	12/04/2006
4734	NEW CONSTR	78,400	03/09/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1001/0894		8/06/2001	WD	Q	I		241,000		
GRANTOR: KILLEN M KERRY & SHEL									
GRANTEE: BURAKOWSKI EDWARD &									
0535/0554		1/25/1988	WD	Q	V		20,000		
GRANTOR: 1ST GUARANTY BNK& TR									
GRANTEE: KILLEN M KERRY & S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] W20 BAS=[YR=1993] W20 S31 FOP=[YR=1993] S4 E8 FGR=[YR=1993] S17 E12 HXG=[YR=1993] E12 N17 HXP=[YR=1993] E8 N4 W8 S4 \$ N4 W12 S21 \$ N21 W12 S4 \$ N4 W8 \$ E20 N31 \$ S31 E20 N31 \$ PTR= N15 HXB=[YR=1993] N4 E8 N31 W20 FUS=[YR=1993] W20 S31 E8 S4 E12 N35 \$ S35 E12 \$ S15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100		R-2	50.00	115.00	50.00