



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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	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	1,024	100	1993	1,024	121,283
FOP	24	30	1993	7	829
FOP	28	30	1993	8	948
FUS	1,024	100	1993	1,024	121,283
PTO	12	5	1993	1	118
PTO	28	5	1993	1	118
PTO	36	5	1993	2	237
PTO	192	5	1993	10	1,184

TOTALS	2,368			2,077	246,000
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	31	28	868.00	SF	5.20
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50
3	1242	WD DECK A	0	0	10	6	60.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	50.00	115.00	50.00

1 DUPLEX - 0% - 0

Heated Area: 2048

HX Base Yr

PTO 1993

BAS 1993

FUS 1993

PTO 1993

FOP 1993

PTO 1993

2598 1ST AVE, FERNANDINA BEACH

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1979	1979	3	29	1,309	
100	1979	1979	3	29	90	
100	1986	1986	3	20	120	

TOTAL OB/XF									
1,519									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					246,000				
TOTAL MARKET OB/XF VALUE					1,519				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					547,519				
SOH/AGL Deduction					45,150				
ASSESSED VALUE					502,369				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					502,369				
TOTAL JUST VALUE					547,519				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					460,211				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060757	H/AC	1,450	04/13/2006
8010138	ADDITION	16,000	01/30/2001
8165	REMODEL	5,180	02/28/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/1513	5/04/2021	WD	Q	I	01	375,000	
GRANTOR: KRONBACH GEORGE							
GRANTEE: SMITH JAMES BENJAMI							
1613/0565	3/02/2009	WD	Q	I	01	200,000	
GRANTOR: PETTINGILL MICHAEL R							
GRANTEE: KRONBACH GEORGE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1993] W32 S6 BAS=[YR=1993] S32 PTO=[YR=1993] S4 E7 FOP=[YR=1993] E6 PTO=[YR=1993] E9 FOP=[YR=1993] E7 PTO=[YR=1993] E3 N4 W3 S4 \$ N4 W7 S4 \$ N4 W9 S4 \$ N4 W6 S4 \$ N4 W7 \$ E32 N32 W32 \$ E32 N6 \$ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 \$ W15 \$.									