BLOCK 4 LOT 1
IN OR 1925/1350
BUCKS FDNA BEACH # 2 PB 3/17

JOHNSON ESTHER
2570 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	04	Quality Level 04

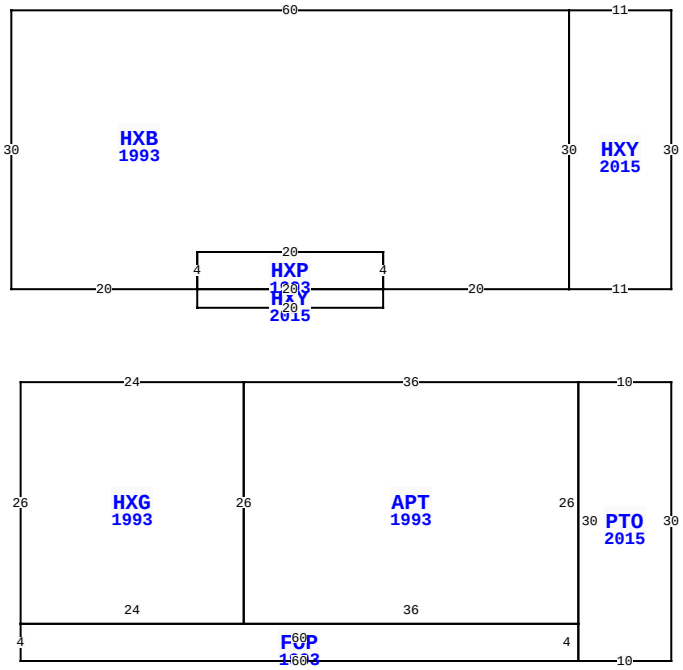
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	936	100	1993	936	117,964
FOP	240	30	1993	72	9,074
HXB	1,720	100	1993	1,720	216,771
HXG	624	55	1993	343	43,228
HXP	80	30	1993	24	3,024
HXY	40	15	2015	6	756
HXY	330	15	2015	50	6,302
PTO	300	5	2015	15	1,890
TOTALS	4,270			3,166	399,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,166	108.1920	142.81	452,136	1982	2000	0	0	0	11.75	88.25

1 DUPLEX – 67.69% - 2017 Heated Area: 2656 HX Base Yr 2017



2570 1ST AVE, 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		399,010
TOTAL MARKET OB/XF VALUE		10,529
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		709,539
SOH/AGL Deduction		286,120
ASSESSED VALUE		423,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,697
TOTAL JUST VALUE		709,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142450	EXTERIOR	86,000	11/18/2014
20101201	REMODEL	950	07/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1925/1350	6/25/2014	SW	U	I	12	241,000
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: JOHNSON ESTHER						
1887/1026	11/01/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W10 APT=[YR=1993] W36 HXG=[YR=1993] W24 S26FOP=[YR=1993] S4 E60 N4 W60 $ E24 N26 $ S26 E36 N26 $ S30 E10 N30 $ PTR= N10 HXY=[YR=2015] N30 W11 HXB=[YR=1993] W60 S30 E20 HXY=[YR=2015] S2 E20 N2 HXP=[YR=1993] N4 W20 S4 E20$ W20$ N4 E20 S4 E20 N30 $ S30 E11$ S10$.

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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1982	1982	3	35	796	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
3	0811	CONCRETE B	0	100	0	0	1,150.00	SF	5.20	5.20	100	1990	1990	3	57	3,409	
4	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	100	2015	2015	3	95	2,964	

LAND DESCRIPTION

TOTAL OB/XF 10,529

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	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 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS