BLOCK 4 LOT 6
IN OR 655 PG 238
BUCKS FDNA BEACH 2 PB 3/17

O'CONNER BARBARA L
P O BOX 1075
FERNANDINA BEACH, FL 32035

2025

00-00-31-114B-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

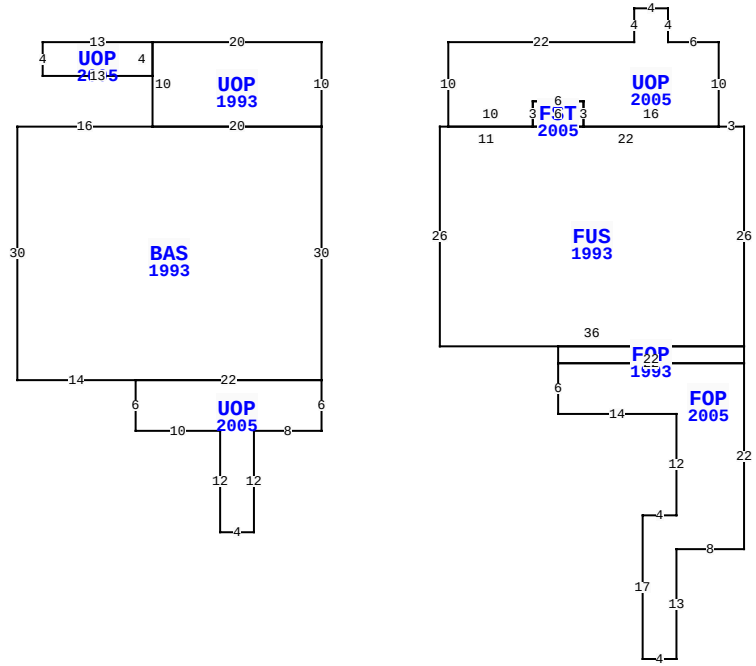
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,080	100	1993	1,080	129,367
FOP	44	30	1993	13	1,557
FOP	328	30	2005	98	11,739
FST	18	55	2005	10	1,198
FUS	936	100	1993	936	112,118
UOP	200	20	1993	40	4,791
UOP	52	20	2005	10	1,198
UOP	180	20	2005	36	4,312
UOP	318	20	2005	64	7,666
TOTALS	3,156			2,287	273,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,287	110.8380	146.31	334,611	1985	1985	0	0	0	18.13	81.87

1 DUPLEX – 0% - 0 Heated Area: 2016 HX Base Yr



2520 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,946
TOTAL MARKET OB/XF VALUE	95
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	574,041
SOH/AGL Deduction	184,404
ASSESSED VALUE	389,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,637
TOTAL JUST VALUE	574,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052402	XFOB	11,000	08/09/2005
20052402	REMODEL	8,000	08/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0655/0238	4/20/1992	QC	Q	I	01	100
GRANTOR: O'CONNER JAMES P						
GRANTEE: O'CONNER BARBARA L						
0475/0762	12/01/1985	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	1242	WD DECK A	0	0	0	0	43.00	SF	10.00	10.00	100	2005	2005	3	22	95	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,10] W16 S30 E14 E22 N30 W20 $
FUS=[YR=1993;ORIG=47,10] E3 S26 W36 N26 E11 E22 $
FOP=[YR=2005;ORIG=50,38] S22 W8 S13 W4 N17 E4 N12 W14 N6 E22 $
UOP=[YR=2005;ORIG=15,0] E22 N4 E4 S4 E6 S10 W16 N3 W6 S3 W10 N10 $
UOP=[YR=1993;ORIG=0,0] W20 S10 E20 N10 $
UOP=[YR=2005;ORIG=-22,40] S6 E10 S12 E4 N12 E8 N6 W22 $
UOP=[YR=2005;ORIG=-20,0] W13 S4 E13 N4 $
FOP=[YR=1993;ORIG=50,36] S2 W22 N2 E22 $
FST=[YR=2005;ORIG=25,10] E6 N3 W6 S3 $
PTR=[ORIG=0,0] E15 W15 $

LAND DESCRIPTION

TOTAL OB/XF 95

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	0		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 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS