BLOCK 4 LOT 8
IN OR 2183/135
BUCKS FDNA BEACH 2 PB 3/17

MATZ RAYMOND CHARLES JR & JULIE
2510 FIRST AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-114B-0004-0080**

## BUILDING CHARACTERISTICS

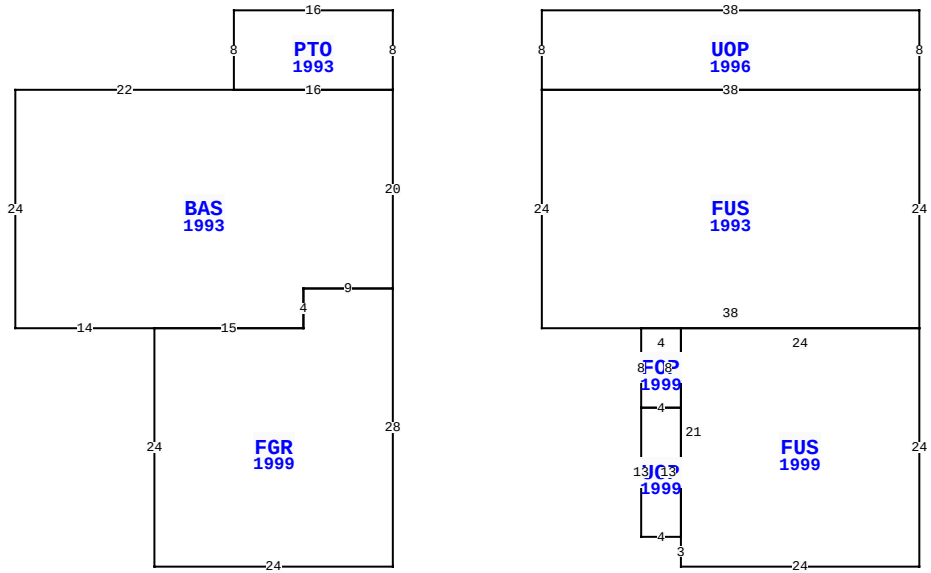
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 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 | 876 | 100 | 1993 | 876 | 77,423 |
| FGR | 612 | 55 | 1999 | 337 | 29,785 |
| FOP | 32 | 30 | 1999 | 10 | 883 |
| FUS | 912 | 100 | 1993 | 912 | 80,605 |
| FUS | 576 | 100 | 1999 | 576 | 50,909 |
| PTO | 128 | 5 | 1993 | 6 | 530 |
| UOP | 304 | 20 | 1996 | 61 | 5,391 |
| UOP | 52 | 20 | 1999 | 10 | 883 |
| TOTALS | 3,492 | | | 2,788 | 246,412 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,788 | 107.0400 | 107.04 | 298,428 | 1976 | 1986 | 0 | 0 | 0 | 17.43 | 82.57 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2364 HX Base Yr 2020




2510 1ST AVE, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,412 |
| TOTAL MARKET OB/XF VALUE | | 7,678 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 554,090 |
| SOH/AGL Deduction | | 249,901 |
| ASSESSED VALUE | | 304,189 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 253,467 |
| TOTAL JUST VALUE | | 554,090 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052515 | ELEC OTHER | 3,000 | 08/24/2005 |
| B990630 | REPAIR/RRF | 1,950 | 06/11/1999 |
| B990009 | REMODEL | 63,200 | 03/10/1999 |
| B969774 | REPAIR/RRF | 950 | 04/24/1996 |
| 7371 | REPAIR/RRF | 1,500 | 10/15/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2183/0135 | 3/12/2018 | WD | Q | I | 01 | 335,000 |
| GRANTOR: MCDOWELL DEBRA CAROL | | | | | | |
| GRANTEE: MATZ RAYMOND CHARLE | | | | | | |
| 1311/1599 | 4/22/2005 | PR | Q | I | 01 | 100 |
| GRANTOR: MCDOWELL DEBRA CAROL | | | | | | |
| GRANTEE: MCDOWELL DEBRA CARO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W16 S8 BAS=[YR=1993] W22 S24 E14 FGR=[YR=1999] S24 E24 N28 W9 S4 W15 $ E15 N4 E9 N20 W16 $ E16 N8 $ PTR= E15 UOP=[YR=1996] E38 S8 FUS=[YR=1993] S24 FUS=[YR=1999] S24 W24 N3 UOP=[YR=1999] N13 FOP=[YR=1999] N8 W4 S8 E4 $ W4 S13 E4$ N21 E24 $ W38 N24 E38 $ W38 N8 $ 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,575.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 7,678 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,678

| 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