BLOCK 4 LOT 9
BUCKS FDNA BEACH #2 PB 3/17

WEST RAYMOND C/WEST DONNA P
2500 1ST AVE APT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0004-0090

BUILDING CHARACTERISTICS

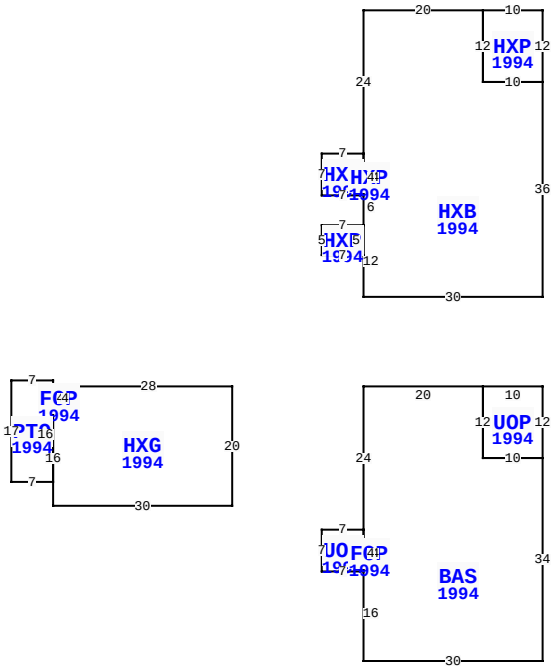
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,252	100	1994	1,252	152,836
FOP	8	30	1994	2	244
FOP	8	30	1994	2	244
HXB	1,312	100	1994	1,312	160,161
HXG	592	55	1994	326	39,796
HXP	8	30	1994	2	244
HXP	35	30	1994	10	1,221
HXP	49	30	1994	15	1,831
HXP	120	30	1994	36	4,395
PTO	119	5	1994	6	732
TOTALS	3,672			2,997	365,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,997	105.0920	138.72	415,744	1994	2000	0	0	0	12.00	88.00

1 DUPLEX – 56.75% - 2018 Heated Area: 2564 HX Base Yr 2018



** This building has 12 Sub-Areas

2500 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		365,855
TOTAL MARKET OB/XF VALUE		3,994
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		669,849
SOH/AGL Deduction		338,498
ASSESSED VALUE		331,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,629
TOTAL JUST VALUE		669,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7698	NEW CONSTR	121,000	05/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1863	10/05/2023	QC	U	I	11	100
GRANTOR: WEST RAYMOND C						
GRANTEE: WEST RAYMOND C						
2177/0972	2/19/2016	QC	U	I	11	100
GRANTOR: WEST DONNA P & RAYMON						
GRANTEE: WEST RAYMOND C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W10 BAS=[YR=1994] W20 S24 UOP=[YR=1994] W7 S7 E7 N1 FOP=[YR=1994] E2 N4 W2 S4 $ N6 $ S2 E2 S4 W2 S16 E30 N34 W10 N12 $ S12 E10 N12 $ PTR= W52 HXG=[YR=1994] W28 FOP=[YR=1994] W2 PTO=[YR=1994] N1 W7 S17 E7 N16 $ S4 E2 N4 $ S4 W2 S16 E30 N20 $ E52 $ PTR= N15 HXB=[YR=1994] N36 HXP=[YR=1994] N12 W10 S12 E10 $ W10 N12 W20 S24 HXP=[YR=1994] W7 S7 E7 N1 HXP=[YR=1994] E2 N4 W2 S4 $ N6 $ S2 E2 S4 W2 S6 HXP=[YR=1994] W7 S5 E7 N5 $ S12 E30 $ S15 $.

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	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	4.00	100	1994	1994	3	66	3,664	
2	0810	CONCRETE A	0	100	0	0	77.00	SF	6.50	6.50	100	1994	1994	3	66	330	

LAND DESCRIPTION

TOTAL OB/XF 3,994

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 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