BLOCK 4 N1/2 OF LOT 10
BUCKS FDNA BEACH 2 PB 3/17

KEY JOHN MATTHEW JR & CYNTHIA CHARIE KEY
2488 1ST AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-114B-0004-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

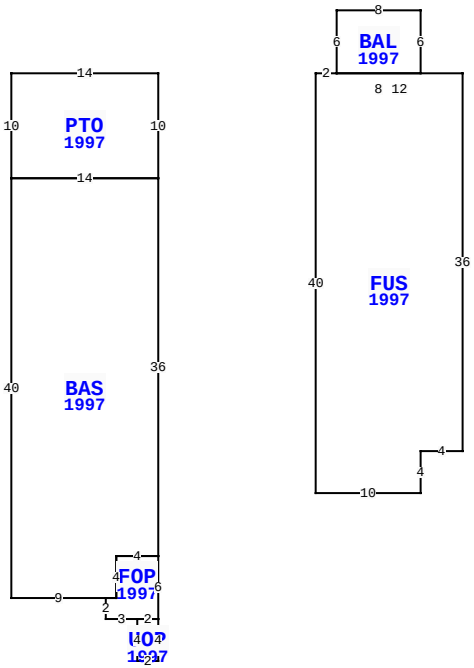
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 14 | WD SHINGLE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 |
|---|---|---|---|---|---|
| BAL | 48 | 15 | 1997 | 7 | 1,499 |
| BAS | 544 | 100 | 1997 | 544 | 116,496 |
| FOP | 26 | 30 | 1997 | 8 | 1,713 |
| FUS | 544 | 100 | 1997 | 544 | 116,496 |
| PTO | 140 | 5 | 1997 | 7 | 1,499 |
| UOP | 8 | 20 | 1997 | 2 | 428 |
| TOTALS | 1,310 | | | 1,112 | 238,131 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,112 | 234.0395 | 234.04 | 260,252 | 1997 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 TOWNHOUSE - 0% - 2025 Heated Area: 1088 HX Base Yr




2488 1ST AV A, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/13/2008 DJ | 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 | 238,131 |
| TOTAL MARKET OB/XF VALUE | 2,617 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 390,748 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 390,748 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 390,748 |
| TOTAL JUST VALUE | 390,748 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 398,866 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9710408 | NEW CONSTR | 106,421 | 04/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2711/130 | 5/09/2024 | WD | Q | I | 02 | 500,000 |
| GRANTOR: SMITH BENEDICT A & | | | | | | |
| GRANTEE: KEY JOHN MATTHEW JR | | | | | | |
| 2574/1966 | 6/24/2022 | WD | Q | I | 01 | 489,900 |
| GRANTOR: SLAUGHTER HARRIET | | | | | | |
| GRANTEE: SMITH BENEDICT A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1997] W14 S10 BAS=[YR=1997] S40 E9 FOP=[YR=1997] S2 E3 UOP=[YR=1997] S4 E2 N4 W2 $ E2 N6 W4 S4 W1 $ E1 N4 E4 N36 W14 $ E14 N10 $ PTR=E15 FUS=[YR=1997] E2 BAL=[YR=1997] N6 E8 S6 W8 $ E12 S36 W4 S4 W10 N40$ 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 | 0 | 0 | 0 | 495.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 2,317 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 64.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,617

| 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 | 0 | | R-2 | 25.00 | 115.00 | 25.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 150,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS