BLOCK 4 S 1/2 OF LOT 10
IN OR 814/1764
BUCKS FDNA BEACH 2 PB 3/17

BARNHART MICHAEL B
2488 B 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0004-0102

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

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	544	100	1997	544	77,760
FOP	24	30	1997	7	1,001
FUS	544	100	1997	544	77,760
UOP	188	20	1997	38	5,432
TOTALS	1,300			1,133	161,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,133	165.2455	165.25	187,228	1997	1997	0	0	0	13.50	86.50

1 TOWNHOUSE – 100% - 1998 Heated Area: 1088 HX Base Yr 1998

2488 1ST AVE B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,952
TOTAL MARKET OB/XF VALUE		2,176
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		314,128
SOH/AGL Deduction		217,304
ASSESSED VALUE		96,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,102
TOTAL JUST VALUE		314,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121579	WTR HTR	190	08/06/2012
20090106	XFOB	7,000	01/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0814/1764	11/26/1997	WD	Q	I		93,000

GRANTOR: GERRITY JOSEPH JR
GRANTEE: BARNHART MICHAEL B

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] 188$ BAS=[YR=1997] 544$ FOP=[YR=1997] 24$
FUS=[YR=1997] 544$.

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	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	100	1997	1997	3	72	1,876	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1997	1997	3	72	300	

LAND DESCRIPTION

TOTAL OB/XF 2,176

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	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 09/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS