BLOCK 4 LOT 11 (EX S-1)
BUCKS FDNA BEACH #2 PB 3/17

GONZALEZ CARLOS & ANNA
2478-A 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0004-0110

BUILDING CHARACTERISTICS

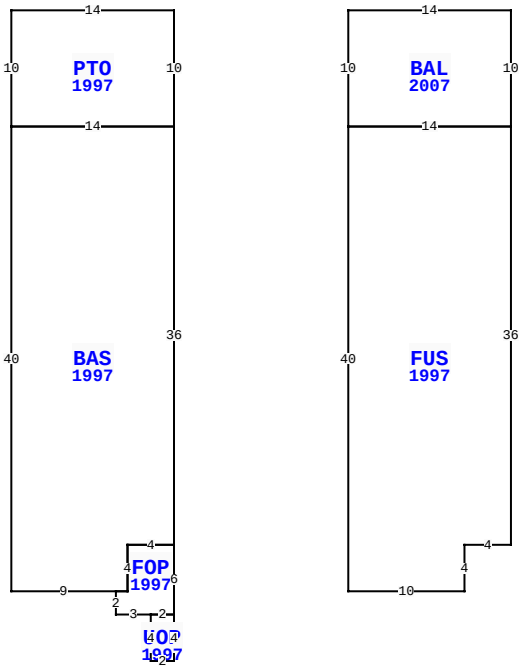
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
BAL	140	15	2007	21	4,322
BAS	544	100	1997	544	111,966
FOP	26	30	1997	8	1,647
FUS	544	100	1997	544	111,966
PTO	140	5	1997	7	1,441
UOP	8	20	1997	2	412
TOTALS	1,402			1,126	231,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,126	224.9447	224.94	253,282	1997	2007	0	0	0	8.50	91.50

1 TOWNHOUSE – 100% - 2023 Heated Area: 1088 HX Base Yr 2023



2478 1ST AVE A, 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		231,753
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		386,403
SOH/AGL Deduction		0
ASSESSED VALUE		386,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,681
TOTAL JUST VALUE		386,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070563	XFOB	4,300	04/10/2007
B9610074	NEW CONSTR	86,094	10/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1450	4/07/2022	WD	Q	I	02	420,000
GRANTOR: BOTT FAY A & BARTON J						
GRANTEE: GONZALEZ CARLOS & A						
1484/1862	3/13/2007	WD	Q	I		314,000
GRANTOR: SATTERLUND DOROTHY JE						
GRANTEE: BOTT FAY A & BARTON						

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 BAL=[YR=2007] E14 S10 FUS=[YR=1997] S36 W4 S4 W10 N40 E14 $ W14 N10 $ 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	876.00	SF	3.25	3.25	100	1997	1997	3	72	2,050	
2	0810	CONCRETE A	0	100	0	0	86.00	SF	3.25	3.25	100	1997	1997	3	72	201	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
4	1242	WD DECK A	0	100	8	8	24.00	SF	10.00	10.00	100	1998	1998	3	20	48	
5	0469	VF LATTIC	0	100	0	0	139.00	SF	5.50	5.50	100	2007	2007	3	69	528	
6	0475	VF 4 SBPL	0	100	0	0	139.00	LF	14.00	14.00	100	2007	2007	3	69	1,343	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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 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