BLOCK 5 LOT 3 & 2
IN OR 1983/593
BUCKS FDNA BEACH #2 PB 3/17

FOOTE JASON C & MARY ALICE
2428 FIRST AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-114B-0005-0030**

## BUILDING CHARACTERISTICS

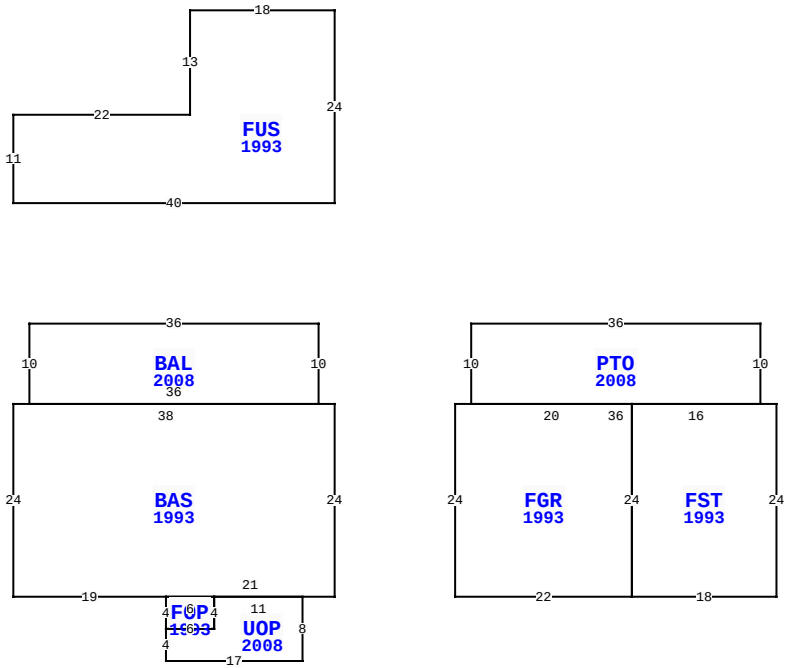
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 09 | PINE WOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2.5 | 2.5 100 |
| 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 |
|---|---|---|---|---|---|
| BAL | 360 | 15 | 2008 | 54 | 4,669 |
| BAS | 960 | 100 | 1993 | 960 | 83,010 |
| FGR | 528 | 55 | 1993 | 290 | 25,076 |
| FOP | 24 | 30 | 1993 | 7 | 605 |
| FST | 432 | 55 | 1993 | 238 | 20,580 |
| FUS | 674 | 100 | 1993 | 674 | 58,280 |
| PTO | 360 | 5 | 2008 | 18 | 1,556 |
| UOP | 112 | 20 | 2008 | 22 | 1,902 |
| TOTALS | 3,450 | | | 2,263 | 195,679 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,263 | 105.4480 | 105.45 | 238,633 | 1988 | 1988 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 100% - 2010 Heated Area: 1634 HX Base Yr 2010




2428 1ST AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 195,679 |
| TOTAL MARKET OB/XF VALUE | | 8,936 |
| TOTAL LAND VALUE - MARKET | | 600,000 |
| TOTAL MARKET VALUE | | 804,615 |
| SOH/AGL Deduction | | 489,252 |
| ASSESSED VALUE | | 315,363 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 264,641 |
| TOTAL JUST VALUE | | 804,615 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 646,294 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121882 | PATDOOR | 1,115 | 09/11/2012 |
| 20110357 | REPAIR/RRF | 1,372 | 03/14/2011 |
| 20101570 | XFOB | 3,000 | 09/14/2010 |
| 20081645 | ELEC OTHER | 200 | 11/04/2008 |
| 20081622 | H/AC | 3,000 | 10/28/2008 |
| 20081604 | OTHER | 1,000 | 10/22/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1983/0593 | 6/02/2015 | WD | U | I | 11 | 100 |
| GRANTOR: FOOTE JASON C & MARY | | | | | | |
| GRANTEE: FOOTE JASON C & MAR | | | | | | |
| 1603/0892 | 1/21/2009 | WD | U | I | 12 | 396,500 |
| GRANTOR: LCS 11 LLC | | | | | | |
| GRANTEE: BIRD MARY A & JASON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAL=[YR=2008] N10 W36 S10 E36$ W38 S24 E19 FOP=[YR=1993] S4 UOP=[YR=2008] S4 E17 N8 W11 S4 W6$ E6 N4 W6$ E21 N24 $ PTR= E15 FGR=[YR=1993] E2 PTO=[YR=2008] N10 E36 S10 FST=[YR=1993] E2 S24 W18 N24 E16$ W36$ E20 S24 W22 N24$ W15 $ PTR=N25 FUS=[YR=1993] N24 W18 S13 W22 S11 E40$ S25$.

## 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 | 77 | 17 | 1,386.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 52 | 2,883 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 2024 | 2018 | | 97 | 6,053 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,936

| 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 | | | | | | | |
| 2 | 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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS