BLOCK 6 LOT 1
IN OR 1012/466
BUCKS FDNA BEACH = 2PB3/17

JONAS BRADFORD LEE
2453 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

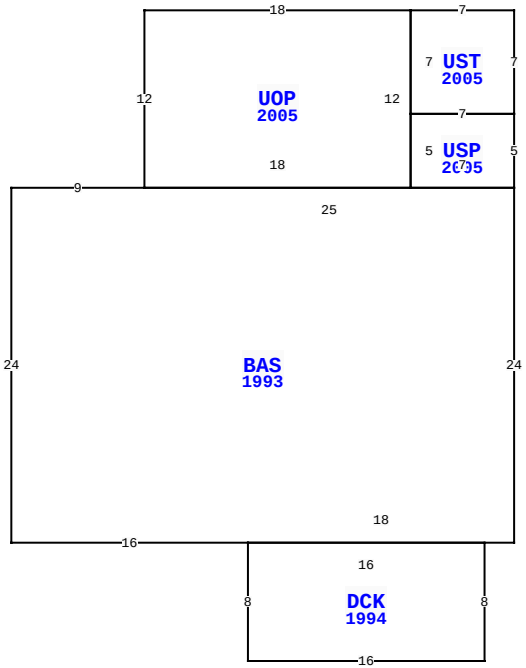
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	74,953
DCK	128	10	1994	13	1,194
UOP	216	20	2005	43	3,950
USP	35	30	2005	10	919
UST	49	45	2005	22	2,021
TOTALS	1,244			904	83,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	904	113.4000	113.40	102,514	1977	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2009 Heated Area: 816 HX Base Yr 2009



2453 1ST AV, 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		83,036
TOTAL MARKET OB/XF VALUE		701
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		443,737
SOH/AGL Deduction		281,160
ASSESSED VALUE		162,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,855
TOTAL JUST VALUE		443,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B032302	REPAIR/RRF	1,000	01/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/0466	10/10/2001	WD	Q	I	06	100
GRANTOR: JONAS MARTHA LEE						
GRANTEE: JONAS BRADFORD LEE						
0298/0564	8/01/1979	WD	Q	I		32,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2005] W7 UOP=[YR=2005] W18 S12 BAS=[YR=1993] W9 S24 E16 DCK=[YR=1994] S8 E16 N8 W16$ E18N24 USP=[YR=2005] N5 W7 S5 E7$ W25$ E18 N12$ S7 E7 N7$.

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	1242	WD DECK A	0	100	3	10	30.00	SF	10.00	10.00	100	2000	2000	3	20	60	
2	0825	BRICK	0	100	0	0	108.00	SF	6.25	6.25	100	2004	2004	3	95	641	

LAND DESCRIPTION

TOTAL OB/XF 701

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	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS