BLOCK 6 LOT 2
BUCKS FDNA BEACH 2 PB 3/17

BECKLEY NANCY C REV TRUST/BECKLEY NANCY C TRUSTEE
2737 DEVONSHIRE PLACE APT 23A
WASHINGTON, DC 20008

2025

00-00-31-114B-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

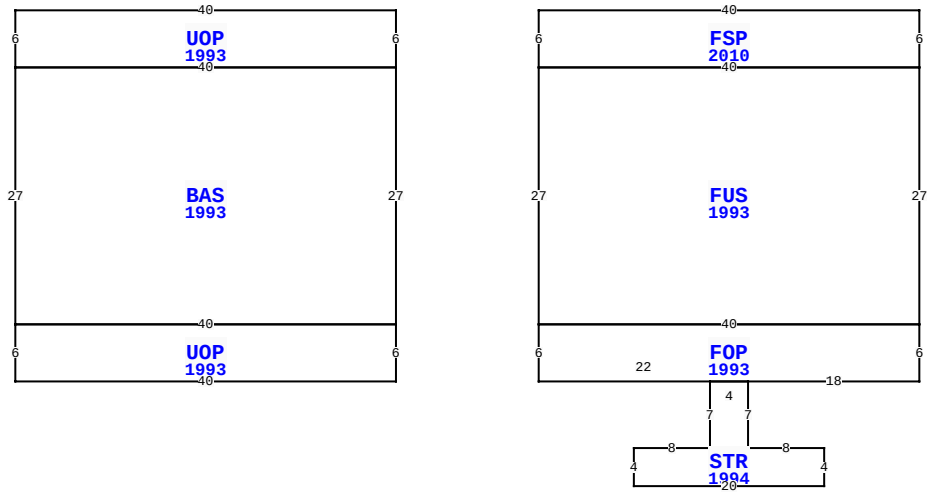
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,080	100	1993	1,080	127,739
FOP	240	30	1993	72	8,516
FSP	240	40	2010	96	11,355
FUS	1,080	100	1993	1,080	127,739
STR	108	10	1994	11	1,301
UOP	240	20	1993	48	5,678
UOP	240	20	1993	48	5,678
TOTALS	3,228			2,435	288,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,435	109.2700	144.24	351,224	1988	1988	0	0	0	18.00	82.00

1 DUPLEX – 0% - 0 Heated Area: 2160 HX Base Yr



2443 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,004
TOTAL MARKET OB/XF VALUE	6,261
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	654,265
SOH/AGL Deduction	211,053
ASSESSED VALUE	443,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,212
TOTAL JUST VALUE	654,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111893	REPAIR/RRF	4,800	10/20/2011
20102012	H/AC	2,700	11/22/2010
4987	NEW CONSTR	76,300	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1068	6/14/2023	WD	U	I	11	100
GRANTOR: NANCY CALAHAN						
GRANTEE: BECKLEY NANCY C REV						
0730/0559	5/25/1995	WD	Q	I		123,500
GRANTOR: PICKETT C D & V A PIC						
GRANTEE: BECKLEY CHARLES R &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S6 BAS=[YR=1993] S27 UOP=[YR=1993] S6 E40 N6 W40 $ E40 N27 W40 $ E40 N6 $ PTR= E15 FSP=[YR=2010] E40 S6 FUS=[YR=1993] S27 FOP=[YR=1993] S6 W18 STR=[YR=1994] S7E8S4 W20N4E8N7E4$ W22 N6 E40 $ W40 N27 E40 $ W40 N6 $ 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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	4,340	
2	0811	CONCRETE B	0	0	36	18	648.00	SF	5.20	5.20	100	1990	1990	3	57	1,921	

LAND DESCRIPTION

TOTAL OB/XF 6,261

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	000820	C	APARTMENTS	0		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 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS