

BLOCK 6 LOT 3
IN OR 920/595
BUCKS FDNA BEACH # 2 PB 3/17

BERGHOEFER ENTERPRISES INC
96049 CAPTAINS POINTE ROAD
YULEE, FL 32097

2025

00-00-31-114B-0006-0030



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	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	132,192
FOP	240	30	1993	72	8,813
FOP	240	30	1993	72	8,813
FUS	1,080	100	1993	1,080	132,192
UOP	135	20	1993	27	3,305
UOP	240	20	1993	48	5,876
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TOTALS	3,255			2,427	297,065
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,061.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	60.00	115.00	60.00

REVIEW DATE	06/06/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,427	111.7200	147.47	357,910	1990	1990	0	0	0	17.00	83.00	
1 DUPLEX - 0% - 0													
Heated Area: 2160 HX Base Yr													
UOP 1993 BAS 1993 UOP 1993 FOP 1993 FUS 1993 FOP 1993 UOP 1993													

2441 1ST AVE, FERNANDINA BEACH	05/08/2025	MLU
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TOTAL OB/XF													
5,059													

TOTAL OB/XF													
5,059													

Total Acres: 0.00	Total Land Value: 360,000	Market: 0	Agricultural: 0	Common: 360,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			297,065
TOTAL MARKET OB/XF VALUE			5,059
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			662,124
SOH/AGL Deduction			206,524
ASSESSED VALUE			455,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			455,600
TOTAL JUST VALUE			662,124
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121606	FLASH	1,200	08/07/2012
20121607	ROOF	900	08/07/2012
20120343	H/AC	3,000	03/01/2012
20053226	REPAIR/RRF	4,000	12/21/2005
5603	NEW CONSTR	112,000	09/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0920/0595	2/17/2000	WD	U	I		207,000	
GRANTOR: BUCHANAN CAROL Q & CL							
GRANTEE: BERGHOEFER ENTERPRI							
0580/0941	10/03/1989	WD	Q	V		23,000	
GRANTOR: PICKETT C ET AL							
GRANTEE: BUCHANAN CAROL & C							

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 FOP=[YR=1993] E40 S6 FUS=[YR=1993] S27 FOP=[YR=1993] S6 W17 UOP=[YR=1993] S7 E7 S5 W20 N5 E8 N7 E5\$ W23 N6 E40 \$ W40 N27 E40\$ W40 N6\$ W15\$.							