

BLOCK 6 LOT 6  
IN OR 1985/1447  
BUCKS FDNA BEACH #2 PB 3/17

SHOWALTER NELSON MATTHEW  
2387-B 1ST AV  
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0006-0060



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 50     |
| Exterior Wall            | 16 | WD FR STUC 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 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       | 530              | 100         | 1993 | 530          | 62,271               |
| FOP       | 25               | 30          | 1993 | 8            | 940                  |
| FUS       | 530              | 100         | 1993 | 530          | 62,271               |
| HXB       | 530              | 100         | 1993 | 530          | 62,271               |
| HXB       | 530              | 100         | 1993 | 530          | 62,271               |
| HXP       | 25               | 30          | 1993 | 8            | 940                  |
| UOP       | 36               | 20          | 1993 | 7            | 822                  |
| UOP       | 36               | 20          | 1993 | 7            | 822                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,242 |  |  | 2,150 | 252,606 |
|--------|-------|--|--|-------|---------|

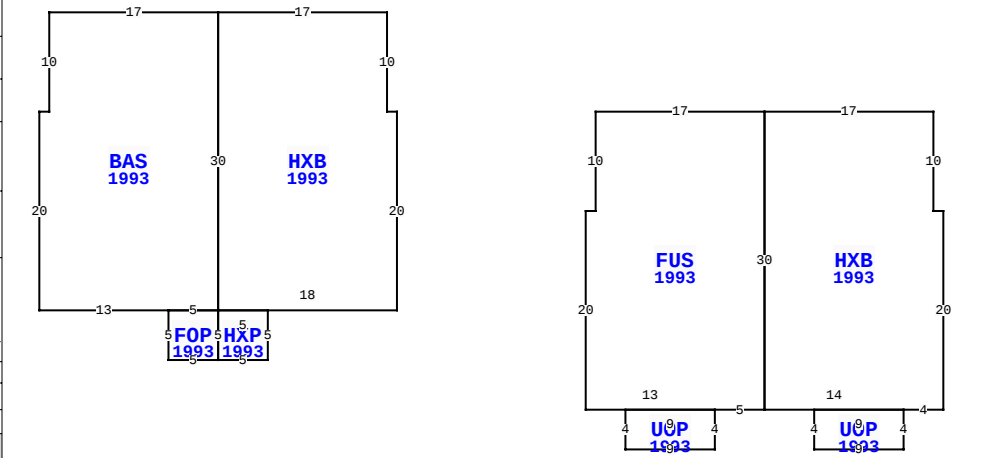
EXTRA FEATURES

| L N | 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  | 40.00    | SF | 6.50  | 6.50           | 100       | 1992    | 1992        | 3 | 62     | 161             |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,101.00 | SF | 4.00  | 4.00           | 100       | 1992    | 1992        | 3 | 62     | 2,730           |       |
| 3   | 1242       | WD DECK A   | 0   | 100 | 14 | 12 | 168.00   | SF | 10.00 | 10.00          | 100       | 1993    | 1993        | 3 | 20     | 336             |       |
| 4   | 1242       | WD DECK A   | 0   | 100 | 14 | 12 | 168.00   | SF | 10.00 | 10.00          | 100       | 1993    | 1993        | 3 | 20     | 336             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000800   | C   | MULTI-FAMILY         | 100 |     | R-2      | 60.00 | 115.00 | 60.00       | FF        |     | 1.00     | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 360,000    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |       | 1 DUPLEX - 49.67% - 1998 |  | Heated Area: 2120 |  | HX Base Yr 1998 |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|-------|--------------------------|--|-------------------|--|-----------------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |       |                          |  |                   |  |                 |  |
| 2700               | 01  | 2,150     | 108.8780    | 143.72         | 308,998        | 1985 | 1985 |      | 0    | 0 | 0    | 18.25  | 81.75 |                          |  |                   |  |                 |  |



|              |                       |          |  |           |  |            |     |
|--------------|-----------------------|----------|--|-----------|--|------------|-----|
| 2387 1ST AVE | A&B, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |  | 05/08/2025 | MLU |
|              |                       | XF DATE  |  | LAND DATE |  |            |     |
|              |                       | INC DATE |  | AG DATE   |  |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  | 3,563 |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|
|             |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 |  |  |  |
|---------------------------|--|-----------|--|-------------|--|--|--|
| VALUATION SUMMARY         |  |           |  | 2           |  |  |  |
| VALUATION BY              |  | STANDARD  |  |             |  |  |  |
| Tax Group: 2              |  | Tax Dist: |  |             |  |  |  |
| BUILDING MARKET VALUE     |  |           |  | 252,606     |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 3,563       |  |  |  |
| TOTAL LAND VALUE - MARKET |  |           |  | 360,000     |  |  |  |
| TOTAL MARKET VALUE        |  |           |  | 616,169     |  |  |  |
| SOH/AGL Deduction         |  |           |  | 385,763     |  |  |  |
| ASSESSED VALUE            |  |           |  | 230,406     |  |  |  |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  | 50,722      |  |  |  |
| BASE TAXABLE VALUE        |  |           |  | 179,684     |  |  |  |
| TOTAL JUST VALUE          |  |           |  | 616,169     |  |  |  |
| NCON VALUE                |  |           |  | 0           |  |  |  |
| INCOME VALUE              |  |           |  |             |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 513,952     |  |  |  |

| PERMIT NUM  | DESCRIPTION | AMT    | ISSUED     |
|-------------|-------------|--------|------------|
| BLDR-2023-0 |             | 27,600 | 01/10/2024 |
| 20052980    | REMODEL     | 1,000  | 11/08/2005 |
| 20042226    | REPAIR/RRF  | 3,000  | 11/29/2004 |
| 7453        | XFOB        | 700    | 12/09/1992 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1985/1447                      | 6/05/2015 | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: SHOWALTER NELSON & MA |           |           |     |     |        |            |  |
| GRANTEE: SHOWALTER NELSON MA   |           |           |     |     |        |            |  |
| 0796/0600                      | 6/12/1997 | WD Q      | I   |     |        | 119,000    |  |
| GRANTOR: COX MARK E & STEPHEN  |           |           |     |     |        |            |  |
| GRANTEE: SHOWALTER NELSON MA   |           |           |     |     |        |            |  |

BUILDING NOTES

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|  |
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BUILDING DIMENSIONS

HXB=[YR=1993] W1 N10 W17 BAS=[YR=1993] W17 S10 W1 S20 E13  
FOP=[YR=1993] S5 E5 HXP=[YR=1993] E5 N5 W5 S5 \$ N5 W5 \$ E5  
N30 \$ S30 E18 N20 \$ PTR= E20 FUS=[YR=1993] E17 HXB=[YR=1993]  
E17 S10 E1 S20 W4 UOP=[YR=1993] S4 W9 N4 E9 \$ W14 N30 \$ S30  
W5 UOP=[YR=1993] S4 W9 N4 E9 \$ W13 N20 E1 N10 \$ W20 \$ .