

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	17	CB STUCCO 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	3.	3. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	1993
FGR	424	55	1993
FGR	424	55	1993
FOP	80	30	1993
FST	112	55	1993
FUS	960	100	1993
UOP	120	20	1993
UOP	165	20	1993
UOP	126	20	1994
TOTALS	3,371		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	- 0% - 0									
Heated Area: 1920						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			353,062
TOTAL MARKET OB/XF VALUE			2,364
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			715,426
SOH/AGL Deduction			233,288
ASSESSED VALUE			482,138
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			482,138
TOTAL JUST VALUE			715,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			608,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051890	REPAIR/RRF	3,000	06/03/2005
BP4039	N/A	48,000	12/06/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/1256	4/25/2025	LE U	I	I	11	100
GRANTOR: EDGAR SHARON						
GRANTEE: SCHUSTER OLIVIA						
2681/1549	11/27/2023	LE U	I	I	11	100
GRANTOR: EDGAR SHARON						
GRANTEE: SCHUSTER JAKOB						

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	0811	CONCRETE B	0	0	0			888.00	100	1987	1987	3	49.5	2,286	
2	1242	WD DECK A	0	0	13	SF	10.00	39.00	100	1987	1987	3	20	78	

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

BUILDING NOTES	
2529 1ST AVE A&B, FERNANDINA BEACH	

BUILDING DIMENSIONS	
UOP=[YR=1993] W5 N11 W5 BAS=[YR=1993] N2 W40 UOP=[YR=1993] W10 S12 E10 N12 \$ S24 E12 FOP=[YR=1993] S5 E1 UOP=[YR=1994] S9 E14 N9 W14\$ E15 N5 W16 \$ E28 N22 \$ S22 E10 N11 \$ PTR= E15 FGR=[YR=1993] E20 FGR=[YR=1993] E20 S24 W16 FST=[YR=1993] N14 W8 S14 E8 \$ N14 W4 N10 \$ S10 W4 S14 W16 N24 \$ W15 \$ PTR= N25 FUS=[YR=1993] N24 W40 S24 E40 \$ S25 \$ .	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	0		R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							