N1/2 LOT 10
IN OR 2709/722
BUCKS FDNA BEACH # 2 PB 3/17

PETERS JEFF
PO BOX 15163
FERNANDINA BEACH, FL 32035

2025

00-00-31-114B-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

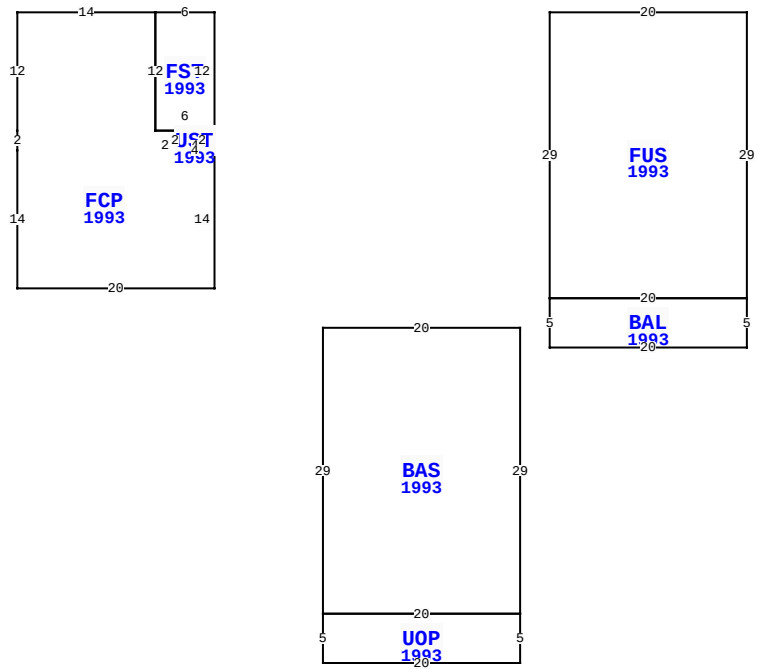
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	100	15	1993	15	1,504
BAS	580	100	1993	580	58,168
FCP	480	25	1993	120	12,035
FST	72	55	1993	40	4,012
FUS	580	100	1993	580	58,168
UOP	100	20	1993	20	2,006
UST	8	45	1993	4	401
TOTALS	1,920			1,359	136,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,359	126.1520	126.15	171,438	1983	1983	0	0	0	20.50	79.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1160 HX Base Yr



2473 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	136,293
TOTAL MARKET OB/XF VALUE	1,452
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	317,745
SOH/AGL Deduction	89,217
ASSESSED VALUE	228,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,528
TOTAL JUST VALUE	317,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959303	REPAIR/RRF	1,400	09/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/722	8/23/2016	WD	U	I	11	100
GRANTOR: JORJ INC						
GRANTEE: PETERS JEFF						
0877/1956	4/08/1999	WD	Q	I		157,000
GRANTOR: DOUGLASS MILTON B & I						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

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FUS=[YR=1993;ORIG=34,0] E20 S29 W20 N29 $
BAS=[YR=1993;ORIG=31,32] S29 W20 N29 E20 $
FCP=[YR=1993;ORIG=-6,0] W14 S12 S2 S14 E20 N14 W4 N2 W2 N12 $
BAL=[YR=1993;ORIG=54,29] S5 W20 N5 E20 $
UOP=[YR=1993;ORIG=31,61] S5 W20 N5 E20 $
FST=[YR=1993;ORIG=0,0] W6 S12 E6 N12 $
UST=[YR=1993;ORIG=0,14] N2 W4 S2 E4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] S36 N36 $
.
```

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	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	1983	1983	3	38	1,452	

LAND DESCRIPTION

TOTAL OB/XF 1,452

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	000310	C	TOWNHOUSE	0		R-2	30.00	115.00	30.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	180,000							

REVIEW DATE 07/23/2024 BY HSA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS