BLOCK 8 LOT 1
BUCKS FDNA BEACH =2PB3/17
IN OR 135 PG 536

PEAT DAVID W & LISA M
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		2 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

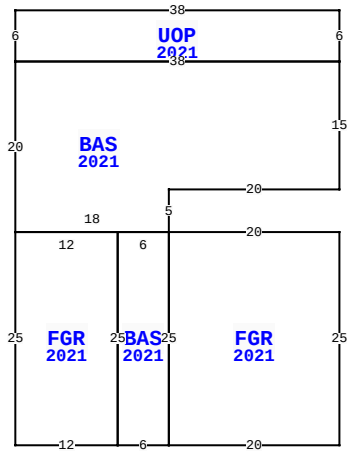
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

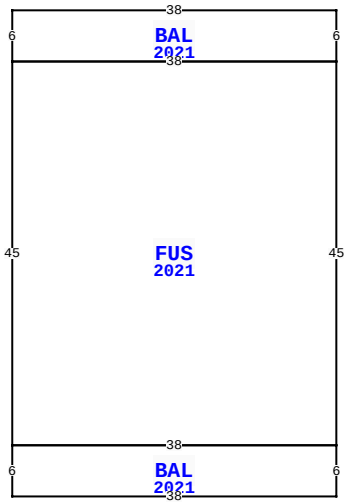
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	228	15	2021	34	5,218
BAL	228	15	2021	34	5,218
BAS	150	100	2021	150	23,020
BAS	660	100	2021	660	101,290
FGR	300	55	2021	165	25,322
FGR	500	55	2021	275	42,205
FUS	1,710	100	2021	1,710	262,433
UOP	228	20	2021	46	7,060
TOTALS	4,004			3,074	471,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,074	117.4380	155.02	476,531	2021	2021	0	0	0	1.00	99.00

1 DUPLEX – 0% - 0 Heated Area: 2520 HX Base Yr





2691 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	471,766
TOTAL MARKET OB/XF VALUE	27,720
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	859,486
SOH/AGL Deduction	81,761
ASSESSED VALUE	777,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	777,725
TOTAL JUST VALUE	859,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	746,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190632	CO ISSUED	0	01/30/2021
20190632	NEW CONSTR	353,111	03/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/0654	7/16/2019	WD	Q	V	02	175,000

GRANTOR: EUNICE VERDIE L
GRANTEE: PEAT DAVID W & LISA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W38 S6 BAS=[YR=2021] S20 FGR=[YR=2021] S25 E12 BAS=[YR=2021] E6 FGR=[YR=2021] E20 N25 W20 S25 $ N25 W6 S25 $ N25 W12 $ E18 N5 E20 N15 W38 $ E38 N6 $ PTR= E30 BAL=[YR=2021] E38 S6 FUS=[YR=2021] S45 BAL=[YR=2021] S6 W38 N6 E38 $ W38 N45 E38 $ W38 N6 $ W30 $.

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	0855	CONC PAVER	0	0	0	0	2,800.00	SF	10.00	10.00	100	2021	2021	3	99	27,720	

LAND DESCRIPTION

TOTAL OB/XF 27,720

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	000300	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							

REVIEW DATE 02/02/2022 BY RK Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS