BLOCK 8 LOT 5
IN OR 615 PG 647
BUCKS FDNA BEACH #2 PB 3/17

CREAN JAMES M
5300 CHURCH ROAD
ST AUGUSTINE, FL 32092

2025

00-00-31-114B-0008-0050

BUILDING CHARACTERISTICS

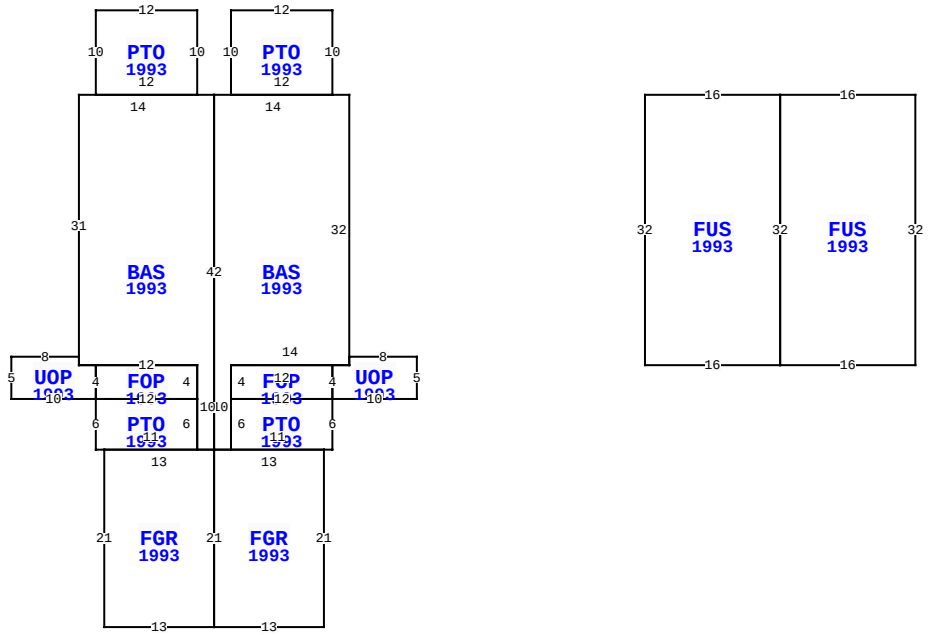
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	1993	532	62,484
BAS	532	100	1993	532	62,484
FGR	273	55	1993	150	17,618
FGR	273	55	1993	150	17,618
FOP	48	30	1993	14	1,644
FOP	48	30	1993	14	1,644
FUS	512	100	1993	512	60,135
FUS	512	100	1993	512	60,135
PTO	72	5	1993	4	470
PTO	72	5	1993	4	470
TOTALS	3,210			2,456	288,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,456	106.5600	140.66	345,461	1991	1991	0	0	0	16.50	83.50

1 DUPLEX – 0% - 0 Heated Area: 2088 HX Base Yr



** This building has 14 Sub-Areas

2651 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,460
TOTAL MARKET OB/XF VALUE	8,820
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	657,280
SOH/AGL Deduction	211,811
ASSESSED VALUE	445,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,469
TOTAL JUST VALUE	657,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130117	ROOF	7,270	01/16/2013
20070790	REPAIR/RRF	2,300	05/07/2007
6328	NEW CONSTR	60,480	01/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0615/0647	12/28/1990	QC	Q	V	06	100
GRANTOR: CREAN JAMES ET AL						
GRANTEE: CREAN JAMES M						
0561/1131	1/25/1989	WD	Q	V		22,000
GRANTOR: GARNER JOHN & JUDY						
GRANTEE: CREAN JAMES ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=1993] N10 W12 S10 E12 $ W14
BAS=[YR=1993] W2 PTO=[YR=1993] N10 W12S10 E12 $ W14 S31
UOP=[YR=1993] W8 S5 E10 N4 W2 N1 $ S1 E2 FOP=[YR=1993] S4
PTO=[YR=1993] S6 E1 FGR=[YR=1993] S21 E13 FGR=[YR=1993]
E13 N21 PTO=[YR=1993] E1 N6 UOP=[YR=1993] E10 N5 W8 S1 W2
S4 $FOP=[YR=1993] N4 W12 S4 E12 $ W12 S6 E11 $ W13 S21 $ N21
W13 $ E11 N6 W12 $ E12 N4 W12$E12 S10 E2 N42 $ S42 E2 N10 E14
N32 $ PTR= E35 FUS=[YR=1993] E16 FUS=[YR=1993] E16 S32 W16
N32 $ S32 W16 N32 $ W35 $.

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	4,760	
2	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,489	
3	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	1991	1991	3	59.5	541	
4	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,489	
5	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	1991	1991	3	59.5	541	

LAND DESCRIPTION

TOTAL OB/XF 8,820

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	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							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS