BLOCK 8 LOT 6
BUCKS FDNA BEACH 2 PB 3/17

DUMAS MARY M L/E/
2641 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

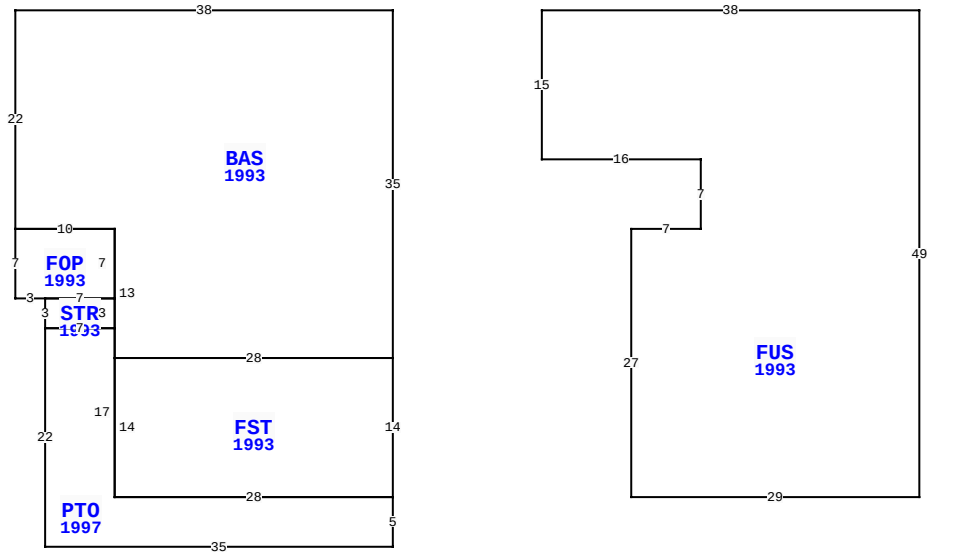
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	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
BAS	1,200	100	1993	1,200	114,469
FOP	70	30	1993	21	2,003
FST	392	55	1993	216	20,605
FUS	1,507	100	1993	1,507	143,754
PTO	294	5	1997	15	1,431
STR	21	10	1993	2	191
TOTALS	3,484			2,961	282,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	110.9200	110.92	328,434	1974	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2707 HX Base Yr 2012



2641 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		282,453
TOTAL MARKET OB/XF VALUE		14,298
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		656,751
SOH/AGL Deduction		357,210
ASSESSED VALUE		299,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,819
TOTAL JUST VALUE		656,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130796	NEW PAVERS	0	05/29/2013
20101562	H/AC	3,600	09/13/2010
20101373	REMODEL	2,000	08/17/2010
20101302	ADDITION	8,000	08/06/2010
B004	EXT INT REMOD	125,000	06/09/2010
20060756	H/AC	1,086	04/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/24	2/06/2024	LE	U	I	11	100
GRANTOR: DUMAS MARY M						
GRANTEE: DUMAS RACHEL DELAYE						
1682/0572	5/11/2010	WD	U	I	12	178,200
GRANTOR: TAYLOR BEAN & WHITAKE						
GRANTEE: DUMAS MARY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S22 FOP=[YR=1993] S7 E3 STR=[YR=1993] S3 PTO=[YR=1997] S22 E35 N5 FST=[YR=1993] N14 W28 S14 E28 $ W28 N17 W7 $ E7 N3 W7 $ E7 N7 W10 $ E10 S13 E28 N35 $PTR= E15 FUS=[YR=1993] E38 S49 W29 N27 E7 N7 W16 N15 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
2	0855	CONC PAVER	0	100	0	0	1,651.00	SF	7.00	7.00	100	2013	2013	3	93	10,748	
3	1242	WD DECK A	0	100	0	0	170.00	SF	12.50	12.50	100	2010	2010	3	40	850	
4	1242	WD DECK A	0	100	20	3	60.00	SF	12.50	12.50	100	2010	2010	3	40	300	
5	1242	WD DECK A	0	100	16	16	256.00	SF	12.50	12.50	100	2010	2010	3	40	1,280	

LAND DESCRIPTION

TOTAL OB/XF 14,298

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	000100	C	RES	100		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS