BLOCK 8 S1/2 OF LOT 10
BUCKS FDNA BEACH 2 PB 3 PG 17

HOFFMAN RACHEL JEAN
2593 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0008-0100

BUILDING CHARACTERISTICS

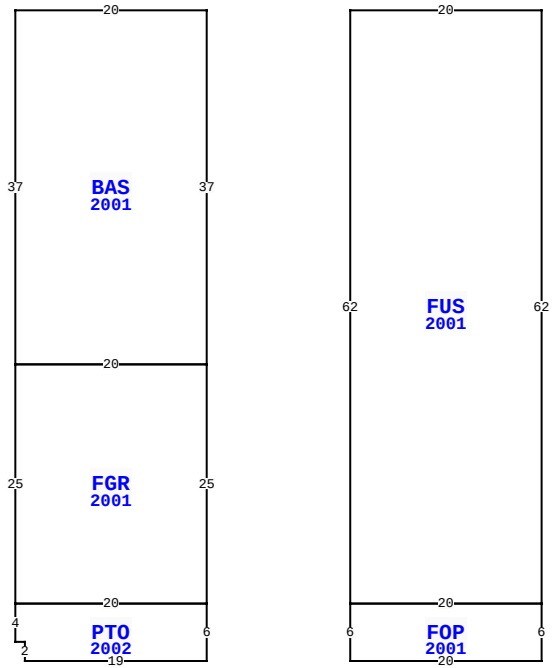
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	740	100	2001	740	151,367
FGR	500	55	2001	275	56,251
FOP	120	30	2001	36	7,364
FUS	1,240	100	2001	1,240	253,642
PTO	118	5	2002	6	1,227
TOTALS	2,718			2,297	469,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,297	231.1291	231.13	530,906	2001	2001	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1980 HX Base Yr 2022



2593 1ST AV B, 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		469,852
TOTAL MARKET OB/XF VALUE		4,323
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		654,175
SOH/AGL Deduction		75,578
ASSESSED VALUE		578,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		527,875
TOTAL JUST VALUE		654,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120343	H/AC	3,000	03/01/2012
B2000252	NEW CONSTR	90,272	02/22/2000
B2000253	NEW CONSTR	128,960	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1300	3/20/2020	WD	Q	I	01	425,000
GRANTOR: SIPES ZACHARY J & COU						
GRANTEE: HOFFMAN RACHEL JEAN						
2004/1320	9/18/2015	WD	Q	I	01	292,500
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: SIPES ZACHARY J & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S37 FGR=[YR=2001] S25 PTO=[YR=2002] S4 E1 S2 E19 N6 W20 $ E20 N25 W20 $ E20 N37 $ PTR= E15 FUS=[YR=2001] E20 S62 FOP=[YR=2001] S6 W20 N6 E20 $ W20 N62 $ 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	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	100	2001	2001	3	79	3,332	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2001	2001	3	79	591	
3	1242	WD DECK A	0	100	0	0	56.00	SF	10.00	10.00	100	2001	2001	3	20	112	
4	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2002	2002	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 4,323

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	30.00	115.00	30.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS