BLOCK 9 N29.73' OF LOT 2 S-1
BUCKS FDNA BEACH #2 PB 3/17

HENDERSON WILLIAM W SR/MARINE KELLY
2747 1ST AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0009-0021

BUILDING CHARACTERISTICS

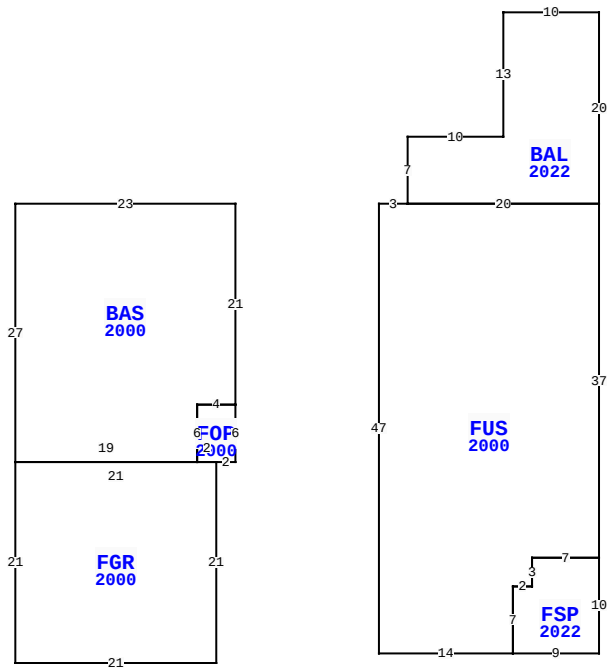
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	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	270	15	2022	40	6,877
BAS	597	100	2000	597	102,650
FGR	441	55	2000	243	41,782
FOP	24	30	2000	7	1,204
FSP	84	40	2022	34	5,846
FUS	997	100	2000	997	171,427
TOTALS	2,413			1,918	329,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,918	189.2576	189.26	363,001	2000	2005	0	0	0	9.15	90.85

1 TOWNHOUSE - 100% - 2024 Heated Area: 1594 HX Base Yr 2024



2747 1ST AVE A, 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		329,786
TOTAL MARKET OB/XF VALUE		9,860
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		519,646
SOH/AGL Deduction		0
ASSESSED VALUE		519,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		468,924
TOTAL JUST VALUE		519,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011529	OTHER	1,000	07/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0763	10/31/2022	WD	Q	I	01	600,000
GRANTOR: WYMAN STEPHEN D & JIL						
GRANTEE: HENDERSON WILLIAM W						
2017/0193	11/30/2015	PR	U	I	19	225,000
GRANTOR: TOWNSEND DANNY LEE P/						
GRANTEE: WYMAN STEPHEN D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 S27 FGR=[YR=2000] S21 E21 N21 FOP=[YR=2000] E2 N6 W4 S6 E2 $ W21$ E19 N6 E4 N21$ PTR=E15 FUS=[YR=2000] E3 BAL=[YR=2022] N7 E10 N13 E10 S20 W20$ E20 S37 FSP=[YR=2022] S10 W9 N7E2 N3 E7$ W7 S3 W2 S7 W14 N47$W15$.

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	829.00	SF	5.20	5.20	100	2000	2000	3	77	3,319	
2	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2000	2000	3	77	601	
3	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	99	5,940	

LAND DESCRIPTION

TOTAL OB/XF 9,860

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	113.00	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