BLOCK 9 S29.72' OF LOT 2
BUCKS FDNA BEACH #2 PB 3/17

METZER MICHAEL SCOTT & VIVIAN ELAINE
2747 1ST AVE B
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0009-0022

BUILDING CHARACTERISTICS

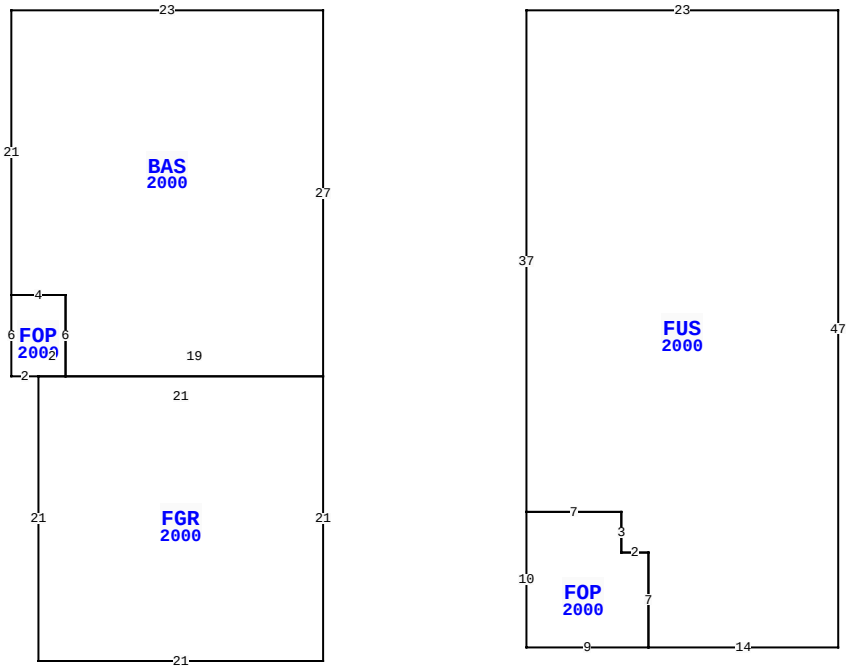
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	597	100	2000	597	102,650
FGR	441	55	2000	243	41,782
FOP	24	30	2000	7	1,204
FOP	84	30	2000	25	4,299
FUS	997	100	2000	997	171,427
TOTALS	2,143			1,869	321,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,869	189.2576	189.26	353,727	2000	2005	0	0	0	9.15	90.85

1 TOWNHOUSE - 100% - 2025 Heated Area: 1594 HX Base Yr 2025



2747 1ST AV B, 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		321,361
TOTAL MARKET OB/XF VALUE		3,631
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		504,992
SOH/AGL Deduction		0
ASSESSED VALUE		504,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		454,270
TOTAL JUST VALUE		504,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/642	7/30/2024	WD	Q	I	01	625,000
GRANTOR: WILLIAMS DANE L & KAT						
GRANTEE: METZER MICHAEL SCOT						
2598/1096	10/25/2022	WD	Q	I	01	525,000
GRANTOR: BROCK KYLE						
GRANTEE: WILLIAMS DANE L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 S21 FOP=[YR=2000] S6 E2 FGR=[YR=2000] S21 E21 N21 W21$ E2 N6 W4$ E4 S6 E19 N27$ PTR=E15 FUS=[YR=2000] E23 S47 W14 FOP=[YR=2000] W9 N10 E7 S3 E2 S7$ N7 W2 N3 W7 N37$ 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	763.00	SF	5.20	5.20	100	2000	2000	3	77	3,055	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2000	2000	3	77	576	

LAND DESCRIPTION

TOTAL OB/XF 3,631

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 03/04/2021 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS