BLOCK 9 LOT 4
IN OR 2549/220
BUCKS FDNA BEACH 2 PB 3/17

ANDREE STUDIOS INC
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0009-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

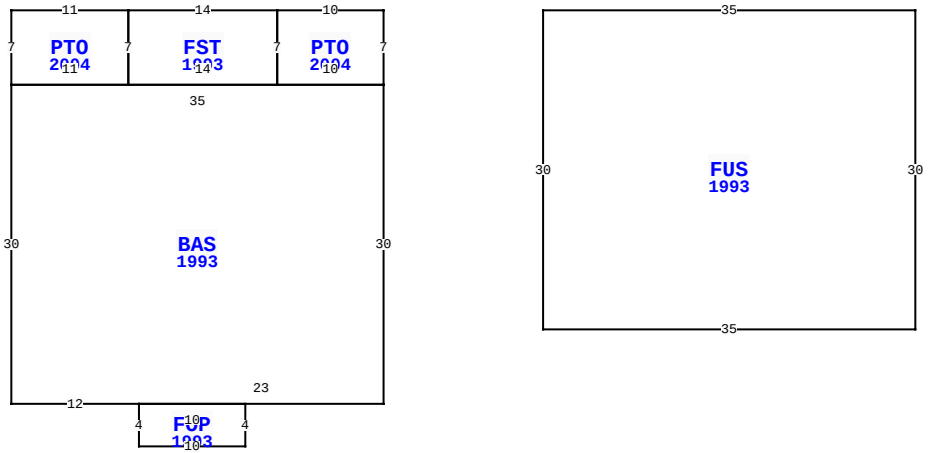
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,050	100	1993	1,050	141,472
FOP	40	30	1993	12	1,617
FST	98	55	1993	54	7,276
FUS	1,050	100	1993	1,050	141,472
PTO	70	5	2004	4	539
PTO	77	5	2004	4	539
TOTALS	2,385			2,174	292,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,174	115.8300	152.90	332,405	1980	2000	0	0	0	11.88	88.12

1 DUPLEX – 0% - 2023 Heated Area: 2100 HX Base Yr



2727 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	292,915
TOTAL MARKET OB/XF VALUE	1,565
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	654,480
SOH/AGL Deduction	48,781
ASSESSED VALUE	605,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605,699
TOTAL JUST VALUE	654,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061790	REMODEL	1,950	07/26/2006
B041329	H/AC	5,000	07/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/0220	3/21/2022	WD	Q	I	01	674,000
GRANTOR: BOLDEN PAUL L						
GRANTEE: ANDREE STUDIOS INC						
1925/1169	10/25/1996	QC	U	I	11	100
GRANTOR: BOLDEN PAMELA F						
GRANTEE: BOLDEN PAUL L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W10 FST=[YR=1993] W14 PTO=[YR=2004] W11 S7 BAS=[YR=1993] S30 E12 FOP=[YR=1993] S4 E10 N4 W10$ E23 N30 W35$ E11 N7$ S7 E14 N7$ S7 E10 N7$ PTR=E15 FUS=[YR=1993] E35 S30 W35 N30$ 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	0	0	0	761.00	SF	5.20	5.20	100	1980	1980	3	30	1,187	
2	0811	CONCRETE B	0	0	0	0	140.00	SF	5.20	5.20	100	1980	1980	3	30	218	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1980	1980	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,565

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 09/06/2022 BY DJX Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS