BLOCK 9 PT OF LOT 5
IN OR 1519/1503
BUCKS FDNA BEACH #2 PB 3/17

HALBACH MELISSA M & ADAM H
4151 RICHMOND PARK DRIVE EAST
JACKSONVILLE, FL 32224

2025

00-00-31-114B-0009-0051

BUILDING CHARACTERISTICS

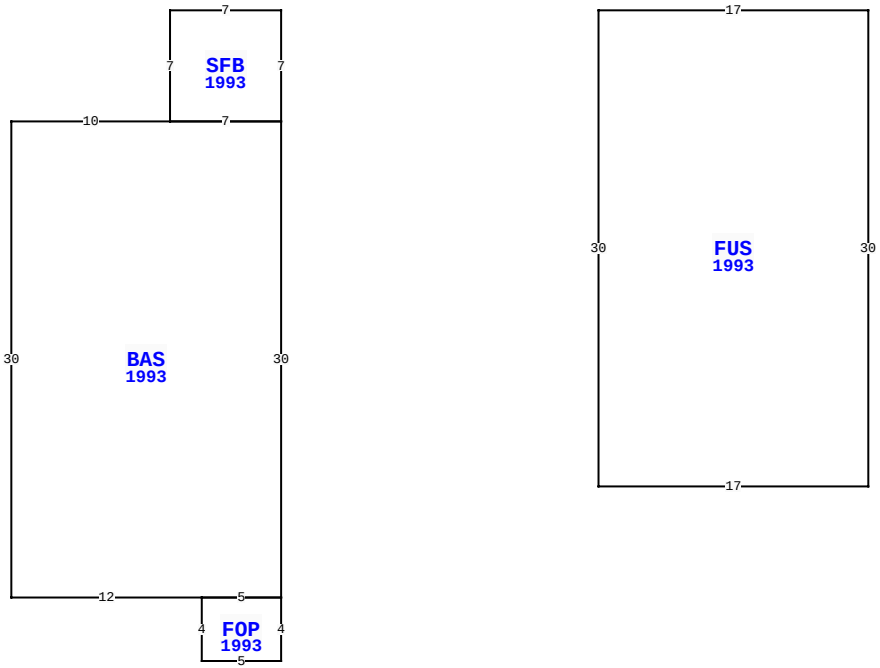
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	510	100	1993	510	84,149
FOP	20	30	1993	6	990
FUS	510	100	1993	510	84,149
SFB	49	80	1993	39	6,435
TOTALS	1,089			1,065	175,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,065	197.3190	197.32	210,146	1980	1990	0	0	0	16.38	83.62

1 TOWNHOUSE - 0% - 0 Heated Area: 1059 HX Base Yr



2717 1ST AV, FERNANDINA BEACH

BLD DATE	03/26/2008 DJ	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	175,724
TOTAL MARKET OB/XF VALUE	6,652
TOTAL LAND VALUE - MARKET	174,000
TOTAL MARKET VALUE	356,376
SOH/AGL Deduction	78,900
ASSESSED VALUE	277,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,476
TOTAL JUST VALUE	356,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/1503	8/17/2007	WD	Q	I		280,000
GRANTOR: YOUNG THOMAS J & TRAC						
GRANTEE: HALBACH MELISSA M &						
1332/0193	7/11/2005	WD	Q	I		215,000
GRANTOR: GIBSON EDWARD R						
GRANTEE: YOUNG THOMAS J & TR						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W7 S7 BAS=[YR=1993] W10 S30 E12 FOP=[YR=1993] S4 E5 N4 W5$ E5 N30 W7$ E7 N7$ PTR=E20 FUS=[YR=1993] E17 S30 W17 N30$ W20$.

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	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	1980	1980	3	30	546	
2	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50	6.50	100	1980	1980	3	30	39	
3	0810	CONCRETE A	0	0	0	0	426.00	SF	6.50	6.50	100	2005	2005	3	84	2,326	
4	0756	FEP	0	0	12	10	120.00	SF	27.00	27.00	100	2005	2005	3	22	713	
5	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
6	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	2005	2005	3	84	1,272	
7	0471	VINYL FNC	0	0	0	0	7.00	LF	32.00	32.00	100	2005	2005	3	64	143	
8	0471	VINYL FNC	0	0	0	0	18.00	LF	32.00	32.00	100	2005	2005	3	64	369	
9	1242	WD DECK A	0	0	0	0	380.00	SF	10.00	10.00	100	2007	2007	3	27	1,026	

LAND DESCRIPTION

TOTAL OB/XF 6,652

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	29.00	115.00	29.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	174,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 07/30/2025 BY SYS