BLOCK 10 LOT 1 & 2
IN OR 1740/376
BUCKS FDNA BEACH 2PB3/17

CROSBY ROBERT E & REBECCA L
2865 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0010-0010

BUILDING CHARACTERISTICS

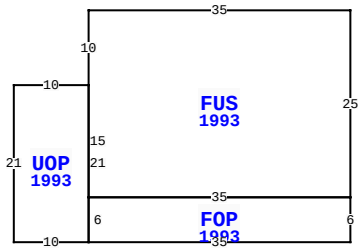
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

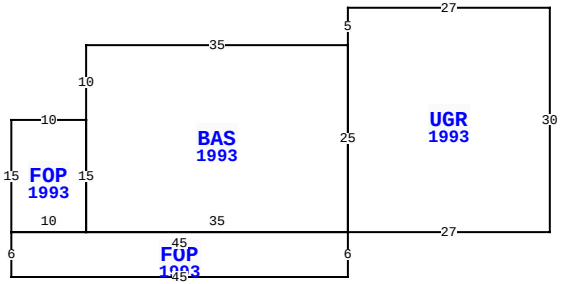
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	72,304
FOP	150	30	1993	45	3,718
FOP	210	30	1993	63	5,206
FOP	270	30	1993	81	6,693
FUS	875	100	1993	875	72,304
UGR	810	45	1993	364	30,078
UOP	210	20	1993	42	3,471
TOTALS	3,400			2,345	193,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	121.5200	121.52	284,964	1967	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1750 HX Base Yr 2013





2865 1ST AVE, 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		193,776
TOTAL MARKET OB/XF VALUE		39,337
TOTAL LAND VALUE - MARKET		585,000
TOTAL MARKET VALUE		818,113
SOH/AGL Deduction		506,051
ASSESSED VALUE		312,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,340
TOTAL JUST VALUE		818,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121335	WIRE POOL	1,400	07/06/2012
20121152	POOL	34,800	06/15/2012
20110926	CHNGE SRVC	2,000	06/08/2011
7744	REPAIR/RRF	800	06/09/1993
7659	REPAIR/RRF	800	04/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/0376	5/24/2011	TD	Q	I	03	193,600
GRANTOR: PENDLETON PATRICIA (S						
GRANTEE: CROSBY ROBERT E & R						
0742/1240	10/27/1995	WD	Q	I	01	100
GRANTOR: PRATT JANET B						
GRANTEE: PRATT JANET B TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W27 S5 BAS=[YR=1993] W35 S10 FOP=[YR=1993] W10 S15 FOP=[YR=1993] S6 E45 N6 W45$ E10 N15$ S15 E35 N25$ S25 E27 N30$ PTR=N20 UOP=[YR=1993] N21 E10 FUS=[YR=1993] N10 E35 S25 FOP=[YR=1993] S6 W35 N6 E35$ W35 N15 $ S21 W10$ S20$.

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	0812	CONCRETE C	0	100	0	0	266.00	SF	4.00	4.00	100	1967	1967	3	20	213	
2	0855	CONC PAVER	0	100	0	0	1,268.00	SF	7.00	7.00	100	2012	2012	3	92	8,166	
3	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2012	2012	3	64	22,304	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500	
5	0857	SANDSTONE/	0	100	0	0	520.00	SF	16.00	16.00	100	2012	2012	3	98	8,154	

LAND DESCRIPTION

TOTAL OB/XF 39,337

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	130.00	105.00	130.00	FF		1.00	1.00	0.75	6,000.00	4,500.00	585,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 07/30/2025 BY SYS