BLOCK 10 LOT 3
BUCKS FDNA BEACH #2 PB 3/17

SALAS FRANK J
2845 1ST AVE #B
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

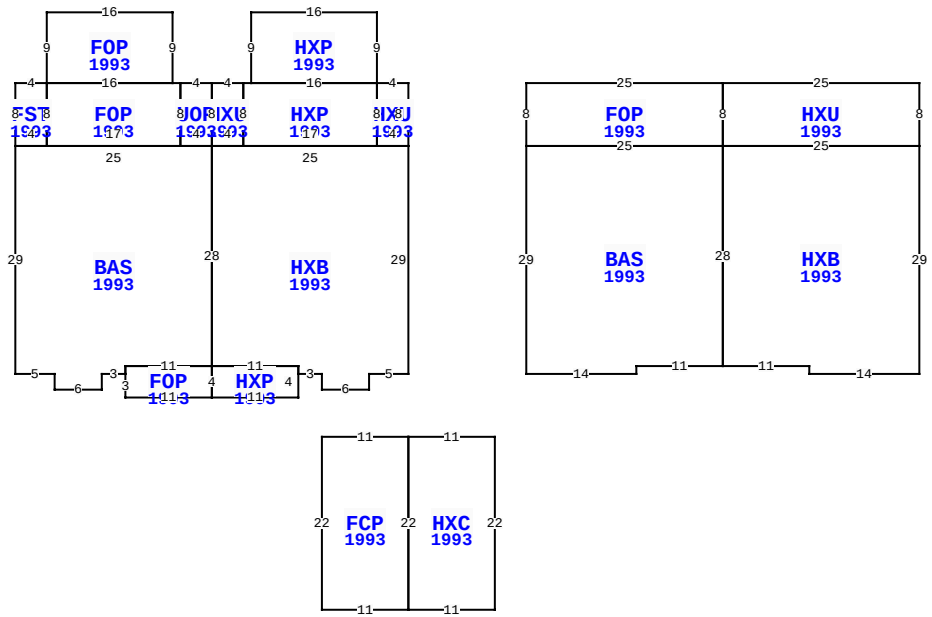
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	714	100	1993	714	92,237
BAS	726	100	1993	726	93,787
FCP	242	25	1993	60	7,751
FOP	44	30	1993	13	1,679
FOP	136	30	1993	41	5,296
FOP	144	30	1993	43	5,555
FOP	200	30	1993	60	7,751
FST	32	55	1993	18	2,325
HXB	714	100	1993	714	92,237
HXB	726	100	1993	726	93,787
TOTALS	4,540			3,424	442,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,424	107.5480	141.96	486,071	1986	2006	0	0	0	9.00	91.00

1 DUPLEX - 50.89% - 2023 Heated Area: 2880 HX Base Yr 2023



** This building has 18 Sub-Areas

2845 1ST AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,325
TOTAL MARKET OB/XF VALUE	4,565
TOTAL LAND VALUE - MARKET	390,000
TOTAL MARKET VALUE	836,890
SOH/AGL Deduction	120,860
ASSESSED VALUE	716,030
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	665,308
TOTAL JUST VALUE	836,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	718,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101561	H/AC	1,500	09/13/2010
20061866	REPAIR/RRF	5,000	08/07/2006
20051948	H/AC	3,000	06/08/2005
20051949	H/AC	2,000	06/08/2005
B9710616	ADDITION	600	07/23/1997
B9710583	ADDITION	700	07/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1198	3/07/2022	WD	Q	I	01	745,000
GRANTOR: ZOLLER LINWOOD W JR &						
GRANTEE: SALAS FRANK J						
2320/0243	11/19/2019	WD	Q	I	01	450,000
GRANTOR: PATTEN JOHN W						
GRANTEE: ZOLLER LINWOOD W JR						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W4 HXP=[YR=1993] N9 W16 S9 HXP=[YR=1993] W1 HXU=[YR=1993] W4 UOP=[YR=1993] W4 FOP=[YR=1993] W1 FOP=[YR=1993] N9 W16 S9 E16 $ W16 FST=[YR=1993] W4 S8 E4 N8 $ S8 E17 N8 $ S8 E4 N8 $ S8 BAS=[YR=1993] W25 S29 E5 S2 E6 N2 E3 FOP=[YR=1993] S3 E11 HXP=[YR=1993] E11 N4 W11 S4 $ N4 W11 S1 $ N1 E11 N28 $ HXB=[YR=1993] S28 E11 S1 E3 S2 E6 N2 E5 N29 W25 $ E4 N8 $ S8 E17 N8 W16 $ E16 $ S8 E4 N8 $ PTR= E15 FOP=[YR=1993] E25 HXU=[YR=1993] E25 S8 HXB=[YR=1993] S29 W14 N1 W11 N28 E25 $ W25 N8 $ S8 BAS=[YR=1993] S28 W11 S1 W14 N29 E25 $ W25 N8 $ W15 $ PTR= S45 FCP=[YR=1993] W11 S22 E11 HXC=[YR=1993] E11 N22 W11 S22 $ N22 $ N45 $.

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	1,446.00	SF	4.00	4.00	100	1986	1986	3	47	2,718	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1997	1997	3	72	300	
3	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	100	1986	1986	3	47	1,547	

LAND DESCRIPTION

TOTAL OB/XF 4,565

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	100		R-2	65.00	125.00	65.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	390,000							

REVIEW DATE 09/06/2022 BY DJX Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 07/30/2025 BY SYS