BLOCK 10 LOT 5
IN OR 2112/1994
BUCKS FDNA BEACH 2 PB 3/17

COOMBS SARAH P L/E/
PO BOX 15098
FERNANDINA BEACH, FL 32035

2025

00-00-31-114B-0010-0050

BUILDING CHARACTERISTICS

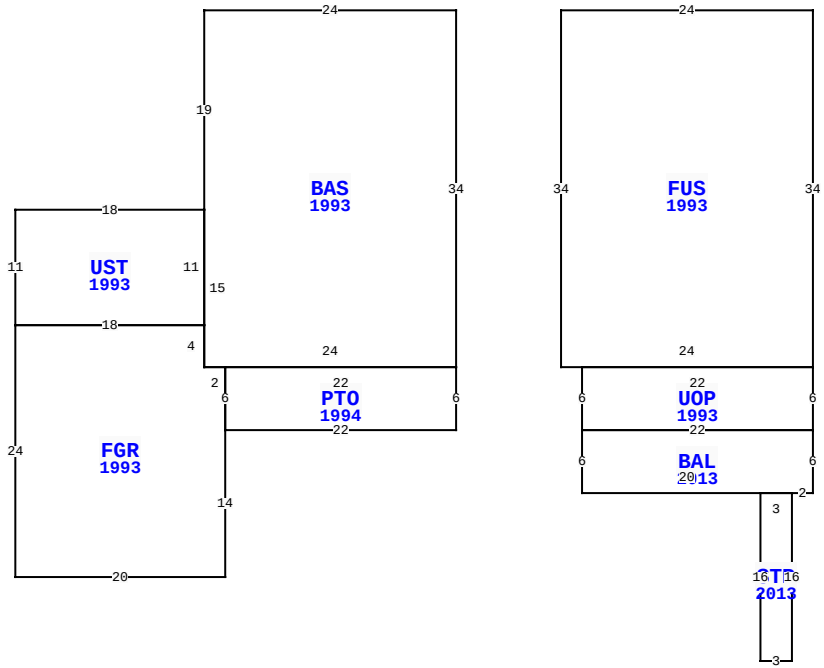
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAL	132	15	2013	20	1,539
BAS	816	100	1993	816	62,795
FGR	472	55	1993	260	20,008
FUS	816	100	1993	816	62,795
PTO	132	5	1994	7	539
STR	48	10	2013	5	385
UOP	132	20	1993	26	2,001
UST	198	45	1993	89	6,849
TOTALS	2,746			2,039	156,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	101.4300	101.43	206,816	1971	1971	0	0	0	24.13	75.87

1 SINGLE FAM – 100% - 1999 Heated Area: 1632 HX Base Yr 1999



2825 1ST AVE, FERNANDINA BEACH

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

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	1,121.00	SF	5.20	5.20	100	1980	1980	3	30	1,749	
2	0810	CONCRETE A	0	100	24	20	428.00	SF	6.50	6.50	100	1983	1983	3	38	1,057	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,911
TOTAL MARKET OB/XF VALUE		2,806
TOTAL LAND VALUE - MARKET		390,000
TOTAL MARKET VALUE		549,717
SOH/AGL Deduction		397,612
ASSESSED VALUE		152,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,383
TOTAL JUST VALUE		549,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120034	SLIDING DOOR	6,000	01/10/2012
20111037	H/AC	3,700	06/24/2011
20090038	REPAIR/RRF	2,400	01/13/2009
20080565	REPAIR/RRF	5,787	04/10/2008
B0021430	REPAIR/RRF	3,000	08/20/2002
7948	REPAIR/RRF	780	10/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1994	4/10/2017	SW	U	I	11	100
GRANTOR: COOMBS SARAH P						
GRANTEE: COOMBS JACK E & JAK						
2112/1992	4/10/2017	SW	U	I	11	100
GRANTOR: COOMBS JACK E						
GRANTEE: COOMBS SARAH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S19 UST=[YR=1993] W18 S11 FGR=[YR=1993] S24 E20 N14 PTO=[YR=1994] E22 N6 W22 S6$ N6 W2 N4 W18$ E18 N11$ S15 E24 N34$ PTR=E10 FUS=[YR=1993] E24 S34 UOP=[YR=1993] S6 BAL=[YR=2013] S6 W2 STR=[YR=2013] S16 W3 N16 E3$ W20 N6 E22$ W22 N6 E22$ W24 N34$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 2,806

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	65.00	157.00	65.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	390,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 07/30/2025 BY SYS