LOT 1
DUNEWOOD SUB PB 5/182

HOWARD CLIFFORD M/HOWARD GAIL A
2308 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1235-0001-0000

BUILDING CHARACTERISTICS

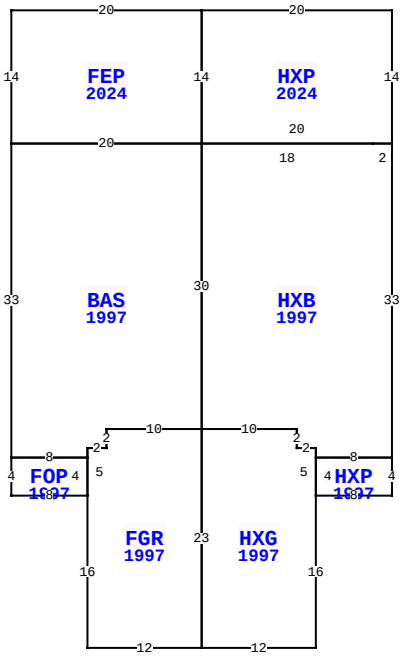
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

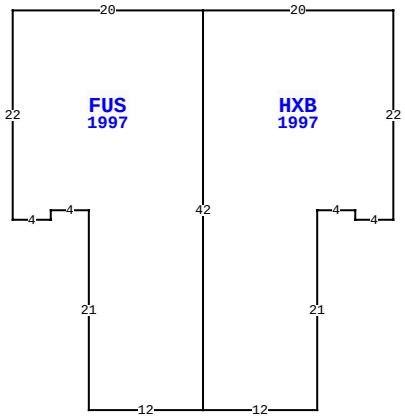
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100	1997	628	74,943
FEP	280	80	2024	224	26,731
FGR	272	55	1997	150	17,900
FOP	32	30	1997	10	1,194
FUS	676	100	1997	676	80,671
HXB	628	100	1997	628	74,943
HXB	676	100	1997	676	80,671
HXG	272	55	1997	150	17,900
HXP	32	30	1997	10	1,194
HXP	280	30	2024	84	10,024
TOTALS	3,776			3,236	386,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,236	104.5120	137.96	446,439	1997	1997	0	0	0	13.50	86.50

1 DUPLEX – 100% - 2025 Heated Area: 2608 HX Base Yr 2025





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

2308 1ST AVE A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		386,170
TOTAL MARKET OB/XF VALUE		9,935
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		756,105
SOH/AGL Deduction		378,741
ASSESSED VALUE		377,364
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		321,642
TOTAL JUST VALUE		756,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222286	ADDITION	132,163	09/15/2022
B9710472	NEW CONSTR	134,260	05/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/8	12/30/2024	WD	U	I	11	100
GRANTOR: HOWARD CLIFFORD M						
GRANTEE: HOWARD GAIL A						
2747/32	10/25/2024	WD	U	I	11	100
GRANTOR: HOWARD CLIFFORD M						
GRANTEE: HOWARD CLIFFORD M						

BUILDING NOTES

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	1,283.00	SF	4.00	4.00	100	1997	1997	3	72	3,695	
2	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	10.00	100	2024	2023		100	6,240	

BUILDING DIMENSIONS

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FUS=[YR=1997;ORIG=15,0] E20 S42 W12 N21 W4 S1 W4 N22 $
HXB=[YR=1997;ORIG=35,0] E20 S22 W4 N1 W4 S21 W12 N42 $
BAS=[YR=1997;ORIG=-40,8] S33 E8 N1 E2 N2 E10 N30 W20 $
HXB=[YR=1997;ORIG=0,41] N33 W2 W18 S30 E10 S2 E2 S1 E8 $
FEP=[YR=2024;ORIG=-40,8] E20 N14 W20 S14 $
HXP=[YR=2024;ORIG=-20,8] E20 N14 W20 S14 $
FGR=[YR=1997;ORIG=-32,45] S16 E12 N23 W10 S2 W2 S5 $
HXG=[YR=1997;ORIG=-20,61] E12 N16 N5 W2 N2 W10 S23 $
FOP=[YR=1997;ORIG=-40,41] S4 E8 N4 W8 $
HXP=[YR=1997;ORIG=-8,45] E8 N4 W8 S4 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 9,935

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	60.00	121.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS