LOT 2 (EX N1/2)(S1/2 AKA LOT2)
IN OR 2483/671
DUNEWOOD SUB PB 5/182

BLACKERBY ANNA L
2318 1ST AVE #B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1235-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

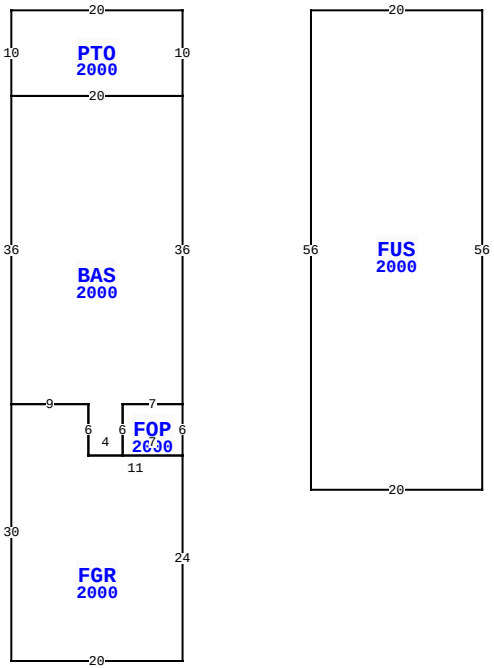
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	744	100	2000	744	92,101
FGR	534	55	2000	294	36,395
FOP	42	30	2000	13	1,609
FUS	1,120	100	2000	1,120	138,647
PTO	200	5	2000	10	1,238
TOTALS	2,640			2,181	269,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,181	136.4082	136.41	297,510	2000	2005	0	0	0	9.25	90.75

1 TOWNHOUSE – 100% - 2022 Heated Area: 1864 HX Base Yr 2022



2318 1ST AVE 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		269,990
TOTAL MARKET OB/XF VALUE		4,223
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		454,213
SOH/AGL Deduction		0
ASSESSED VALUE		454,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,491
TOTAL JUST VALUE		454,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222670	REMODEL	10,000	12/02/2022
20101565	H/AC	4,690	09/14/2010
B990936	NEW CONSTR	218,475	07/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/0671	7/29/2021	WD	Q	I	01	513,500
GRANTOR: DESOTO MARIE D						
GRANTEE: BLACKERBY ANNA L						
2444/1643	1/19/2021	QC	U	I	11	100
GRANTOR: HOWARD CLIFFORD M & M						
GRANTEE: DESOTO MARIE D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W20S10 BAS=[YR=2000] S36 FGR=[YR=2000] S30 E20 N24 FOP=[YR=2000] N6 W7 S6 E7 $ W11 N6 W9 $ E9 S6 E4 N6 E7 N36 W20 $ E20 N10 $ PTR= E15FUS=[YR=2000] E20 S56 W20 N56 $ W15 $.

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	1,189.00	SF	4.00	4.00	100	2000	2000	3	77	3,662	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2000	2000	3	77	561	

LAND DESCRIPTION

TOTAL OB/XF 4,223

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	30.00	114.00	30.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	180,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS