LOT 3 EX S-1
IN OR 2039/375
DUNEWOOD SUB PB 5/182

MCCARTHY KEVIN & VICKI
2332 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1235-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

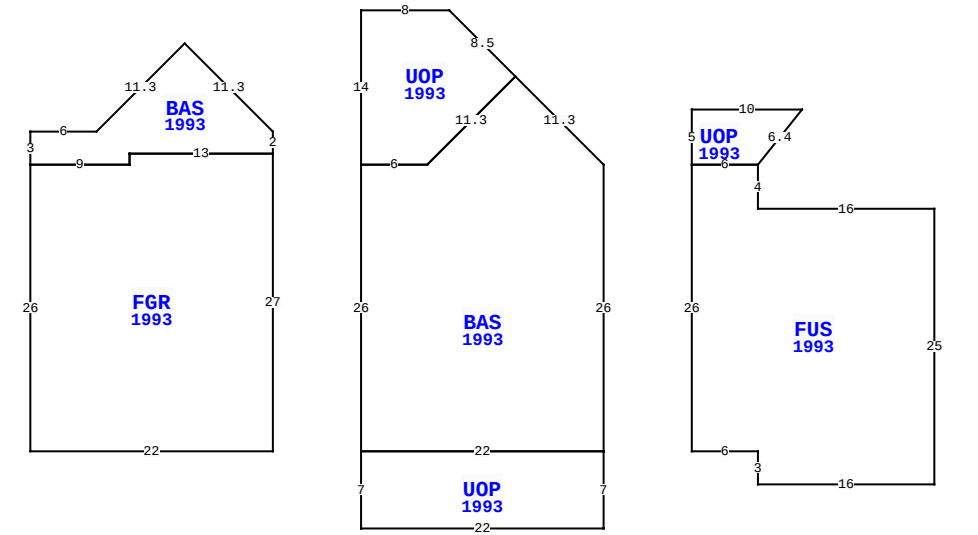
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	117	100	1993	117	14,576
BAS	636	100	1993	636	79,237
FGR	585	55	1993	322	40,117
FUS	556	100	1993	556	69,271
UOP	40	20	1993	8	997
UOP	146	20	1993	29	3,613
UOP	154	20	1993	31	3,862
TOTALS	2,234			1,699	211,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,699	147.4440	147.44	250,501	1993	1993	0	0	0	15.50	84.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 1309 HX Base Yr 2023



2332 1ST AV B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,673
TOTAL MARKET OB/XF VALUE		3,607
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		395,280
SOH/AGL Deduction		0
ASSESSED VALUE		395,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,558
TOTAL JUST VALUE		395,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121693	HVAC	4,225	08/16/2012
C0102215	H/AC	2,000	01/03/2011
20010586	OTHER	1,000	04/05/2001
7348	NEW CONSTR	110,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1774	9/20/2022	WD	Q	I	01	495,000
GRANTOR: LEEK LEROY & PRISCILL						
GRANTEE: MCCARTHY KEVIN & VI						
2039/0375	4/08/2016	WD	Q	I	01	207,500
GRANTOR: MILLER SAMUEL W & MYR						
GRANTEE: LEEK LEROY & PRISCI						

BUILDING NOTES

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	1993	1993	3	64	2,167	

BUILDING DIMENSIONS

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FGR=[YR=1993;ORIG=-50,10] E22 N27 W13 S1 W9 S26 $
BAS=[YR=1993;ORIG=-50,-16] E9 N1 E13 N2 U8L8 D8L8 W6 S3 $
BAS=[YR=1993;ORIG=-20,-16] S26 E22 N26 U8L8 D8L8 W6 $
UOP=[YR=1993;ORIG=-20,10] E22 S7 W22 N7 $
UOP=[YR=1993;ORIG=-20,-16] E6 U8R8 U6L6 W8 S14 $
FUS=[YR=1993;ORIG=10,-16] S26 E6 S3 E16 N25 W16 N4 W6 $
UOP=[YR=1993;ORIG=10,-16] E6 U5R4 W10 S5 $
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LAND DESCRIPTION

TOTAL OB/XF 3,607

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	109.00	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