

N29.80 FT OF LOT 3
IN OR 976/1376
CASE # 45-2006-DR-46

LARUE MARY
P O BOX 15081
FERNANDINA BEACH, FL 32035

2025

00-00-31-1235-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
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	14,707
BAS	636	100	1993	636	79,946
FGR	585	55	1993	322	40,476
FUS	556	100	1993	556	69,891
UOP	40	20	1993	8	1,006
UOP	146	20	1993	29	3,645
UOP	154	20	1993	31	3,897
TOTALS	2,234			1,699	213,568

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0811	CONCRETE B

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,699	148.7640	148.76	252,743	1993	1993	0	0	0 15.50	84.50
1 TOWNHOUSE - 100% - 2022											
Heated Area: 1309											
HX Base Yr 2022											

2332 1ST AVE A, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		213,568	
TOTAL MARKET OB/XF VALUE		3,680	
TOTAL LAND VALUE - MARKET		174,000	
TOTAL MARKET VALUE		391,248	
SOH/AGL Deduction		5,389	
ASSESSED VALUE		385,859	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		335,137	
TOTAL JUST VALUE		391,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101674	H/AC	2,000	09/24/2010
8012725	REPAIR/RRF	7,000	01/02/2002
8468	REPAIR/RRF	3,550	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0976/1376	3/20/2001	WD	Q	I		152,500	
GRANTOR: CLARK HORACE B IV							
GRANTEE: PICKETT MARY JEAN							
0795/1798	6/09/1997	WD	Q	I		103,000	
GRANTOR: HAMMOND MARIE T							
GRANTEE: CLARK HORACE B IV							

BUILDING NOTES											
BAS=[YR=1993;ORIG=2,-16] S26 W22 N26 U8R8 D8R8 E6 \$											
FGR=[YR=1993;ORIG=32,10] W22 N27 E13 S1 E9 S26 \$											
FUS=[YR=1993;ORIG=-28,-16] S26 W6 S3 W16 N25 E16 N4 E6 \$											
UOP=[YR=1993;ORIG=2,10] W22 S7 E22 N7 \$											
UOP=[YR=1993;ORIG=2,-16] W6 U8L8 U6R6 E8 S14 \$											
BAS=[YR=1993;ORIG=32,-16] W9 N1 W13 N2 U8R8 D8R8 E6 S3 \$											
UOP=[YR=1993;ORIG=-28,-16] W6 U5L4 E10 S5 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	29.00	330.00	29.00	FF	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	6,000.00	6,000.00	174,000								