S1/2 LOT 4
DUNEWOOD SUB PB 5/182

LYNCH JAMES M & LISA
2338 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1235-0004-0010

BUILDING CHARACTERISTICS

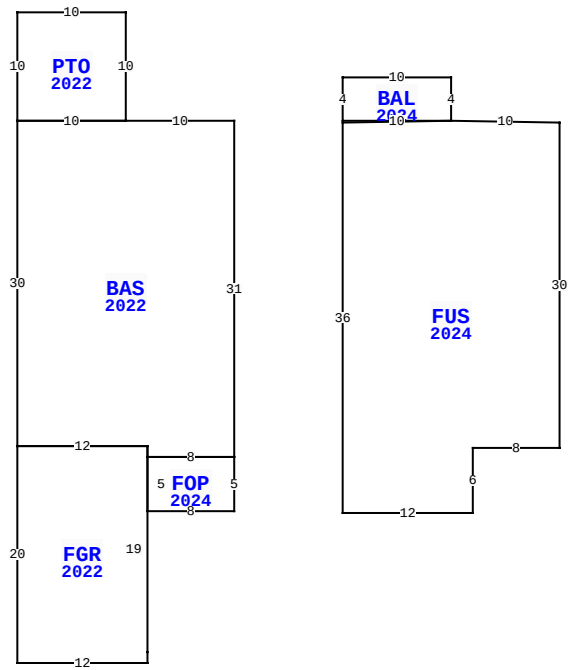
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	40	15	2024	6	575
BAS	608	100	2022	608	58,222
FGR	240	55	2022	132	12,640
FOP	40	30	2024	12	1,149
FUS	674	100	2024	674	64,542
PTO	100	5	2022	5	479
TOTALS	1,702			1,437	137,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,437	114.8160	114.82	164,996	1989	1989	0	0	0	16.60	83.40

1 TOWNHOUSE – 0% - 2024 Heated Area: 1282 HX Base Yr



2338 1ST AVE B, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,607
TOTAL MARKET OB/XF VALUE	3,095
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	350,702
SOH/AGL Deduction	29,511
ASSESSED VALUE	321,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,191
TOTAL JUST VALUE	350,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/467	4/23/2025	SW	Q	I	01	440,000
GRANTOR: JORJ INC						
GRANTEE: LYNCH JAMES M & LIS						
2782/907	4/16/2025	QC	U	I	11	100
GRANTOR: PETERS JEFF						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-10,0.2] S36 E12 N6 E8 N30 U0.2L10 D0.2L10 $
BAS=[YR=2022;ORIG=-20,0] W10 W10 S30 E12 S1 E8 N31 $
FGR=[YR=2022;ORIG=-40,30] S20 E12 N1 N19 W12 $
PTO=[YR=2022;ORIG=-30,0] N10 W10 S10 E10 $
FOP=[YR=2024;ORIG=-28,31] S5 E8 N5 W8 $
BAL=[YR=2024;ORIG=-10,-4] E10 S4 W10 N4 $
.

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	0	0	0	927.00	SF	5.20	5.20	100	2024	1989		54.5	2,627	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2024	1989		100	468	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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	000310	C	TOWNHOUSE	0	0006	R-2	35.00	107.00	35.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	210,000							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS