

N1/2 OF LOT 7
IN OR 1973/131
HUTCHINS SOUTH BEACH PB 4/70

JENKINS CYNTHIA DIANN & BRIAN W
2997-A FIRST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1390-0007-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	3.	3.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	603	100	2000
FGR	552	55	2000
FOP	21	30	2000
FOP	72	30	2000
FSP	160	40	2000
FSP	160	40	2000
FUS	786	100	2000
FUS	1,032	100	2000
TOTALS	3,386		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2024								
Heated Area: 2421						HX Base Yr 2024					
TOTALS		2,881		550,022							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		550,022	
TOTAL MARKET OB/XF VALUE		4,642	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		764,664	
SOH/AGL Deduction		184,719	
ASSESSED VALUE		579,945	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		529,223	
TOTAL JUST VALUE		764,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1973/0131	4/09/2015	WD	Q	I	01	390,000
GRANTOR: WILSON MICHAEL P & LI						
GRANTEE: JENKINS CYNTHIA DIA						
1572/1716	6/20/2008	QC	U	I	07	100
GRANTOR: WILLIAMS MARSHALL L &						
GRANTEE: WILSON MICHAEL P &						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2000	2000	3	77	3,172	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2000	2000	3	77	450	
3	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2000	2000	3	20	1,020	
TOTALS															4,642	

BUILDING NOTES			

BUILDING DIMENSIONS			
FUS=[YR=2000] W4 FSP=[YR=2000] N10 W16 S10 E16 \$ W20 S46 E15 FOP=[YR=2000] E9 N8 W9 S8 \$ N8 E9 N38 \$ PTR= E15 BAS=[YR=2000] E4 FSP=[YR=2000] N10 E16 S10 W16 \$ E20 S19 FOP=[YR=2000] W3 S7 E3 N7 \$ W3 S7 FGR=[YR=2000] E3 S23 W24 N23 E21 \$ W21 N26 \$ W15 \$ PTR= E50 FUS=[YR=2000] E5 N7 E15 S11 E4 S19 W4 S9 W15 N7 W5 N25 \$ W50 \$.			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35.00	148.00	35.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	210,000							