PT OF LOT 12
IN OR 1575/378
PRTY WALL & COMMON MAINTENANCE

JULIAO RICARDO
2976-A 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1390-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04

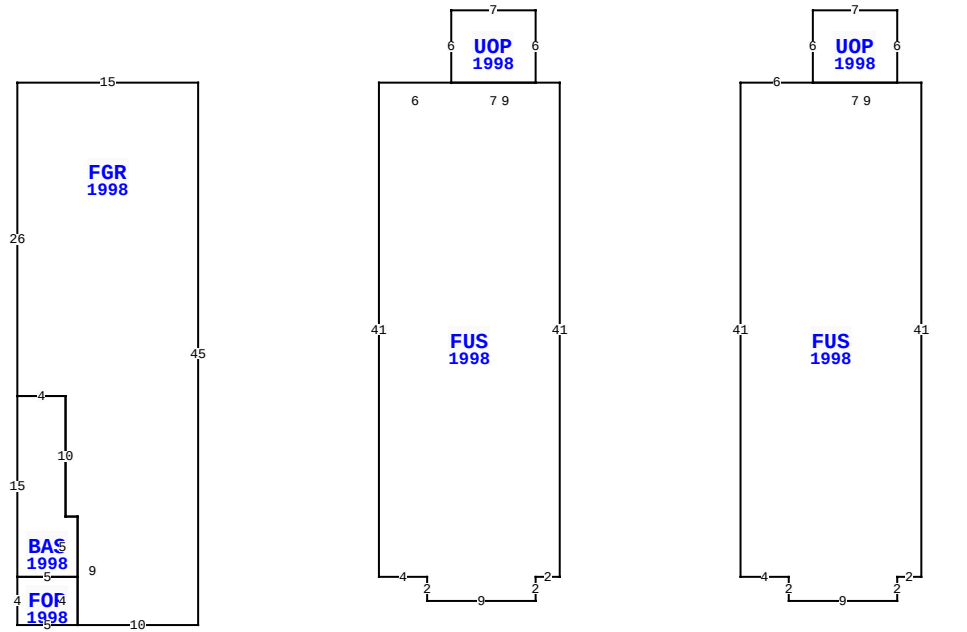
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100	1998	65	8,581
FGR	590	55	1998	324	42,774
FOP	20	30	1998	6	792
FUS	633	100	1998	633	83,569
FUS	633	100	1998	633	83,569
UOP	42	20	1998	8	1,056
UOP	42	20	1998	8	1,056
TOTALS	2,025			1,677	221,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,677	150.8760	150.88	253,026	1998	1998	0	0	0	12.50	87.50

1 TOWNHOUSE - 100% - 1999 Heated Area: 1331 HX Base Yr 1999



2976 1ST AV A, 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		221,398
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		416,757
SOH/AGL Deduction		217,258
ASSESSED VALUE		199,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,777
TOTAL JUST VALUE		416,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021938	XFOB	1,000	11/13/2002
B983339	NEW CONSTR	66,657	03/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1575/0378	7/03/2008	QC	Q	I	06	100
GRANTOR: GREENLAND SHANNON						
GRANTEE: JULIAO RICARDO						
0860/1762	12/31/1998	WD	Q	I		127,000
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: JULIAO RICARDO & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W15 S26 BAS=[YR=1998] S15 FOP=[YR=1998] S4 E5 N4 W5 $ E5 N5 W1 N10 W4 $ E4 S10 E1 S9 E10 N45 $ PTR= E15 FUS=[YR=1998] E6 UOP=[YR=1998] N6 E7 S6 W7 $ E9 S41 W2 S2 W9 N2 W4 N41$W15 $ PTR= E45 FUS=[YR=1998] E6 UOP=[YR=1998] N6 E7 S6 W7 $ E9 S41 W2 S2 W9 N2 W4 N41 $ W45 $.

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	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	1998	1998	3	73	2,325	
2	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	73	199	
3	1242	WD DECK A	0	100	0	0	321.00	SF	13.00	13.00	100	2003	2003	3	20	835	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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-3	32.00	121.00	32.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/30/2025 BY SYS