TRACT 14
IN OR 1995/1106
HUTCHINS SOUTH BEACH PB 4/70

HALL JULIE HARGREAVES/WEHLING PATRICIA H & JEFFREY
2946 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1390-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

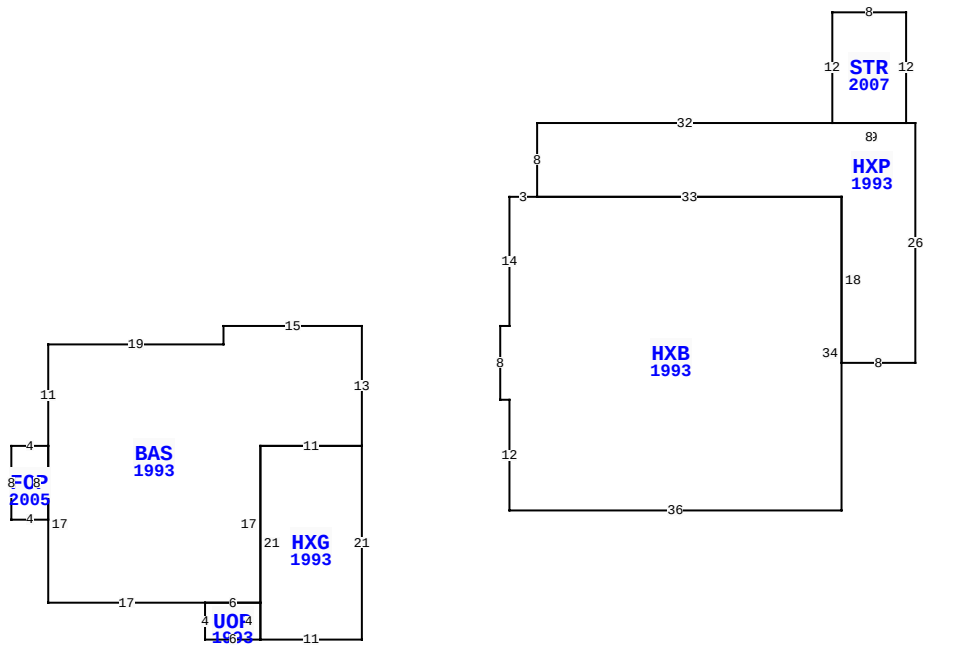
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	795	100	1993	795	98,056
FOP	32	30	2005	10	1,234
HXB	1,232	100	1993	1,232	151,956
HXG	231	55	1993	127	15,665
HXP	472	30	1993	142	17,514
STR	96	10	2007	10	1,234
UOP	24	20	1993	5	617
TOTALS	2,882			2,321	286,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,321	114.8364	151.58	351,817	1984	1984	0	0	0	18.63	81.37

1 DUPLEX - 64.67% - 2016 Heated Area: 2027 HX Base Yr 2016



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

2946 1ST AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,273
TOTAL MARKET OB/XF VALUE		5,970
TOTAL LAND VALUE - MARKET		468,000
TOTAL MARKET VALUE		760,243
SOH/AGL Deduction		336,969
ASSESSED VALUE		423,274
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		372,552
TOTAL JUST VALUE		760,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130175	REPDECKBRDS	6,000	01/25/2013
20071365	REPAIR/RRF	2,859	07/24/2007
20051175	REPAIR/RRF	5,000	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1106	8/03/2015	WD	Q	I	01	325,000
GRANTOR: APPLEBY WILLIAM M						
GRANTEE: HALL JULIE HARGREAV						
0770/1765	9/13/1996	QC	Q	I	06	51,500
GRANTOR: APPLEBY ELIZABETH A						
GRANTEE: APPLEBY WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S2 W19 S11 FOP=[YR=2005] W4 S8 E4 N8 $ S17 E17 UOP=[YR=1993] S4 E6 HXG=[YR=1993] E11 N21 W11 S21 $ N4 W6 $ E6 N17 E11 N13 $ PTR= E15 HXB=[YR=1993] E1 N14 E3 HXP=[YR=1993] N8 E32 STR=[YR=2007] N12 E8 S12 W8$ E9 S26 W8 N18 W33 $ E33 S34 W36 N12 W1 N8 $ W15 $.

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	50	0	0	303.00	SF	6.50	6.50	100	1984	1984	3	41	807	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0810	CONCRETE A	0	50	9	3	27.00	SF	6.50	6.50	100	1984	1984	3	41	72	
4	0810	CONCRETE A	0	50	13	10	130.00	SF	6.50	6.50	100	2005	2005	3	84	710	
5	0810	CONCRETE A	0	50	20	16	320.00	SF	6.50	6.50	100	2005	2005	3	84	1,747	
6	0810	CONCRETE A	0	50	28	3	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	
7	0801	ASPHALT A	0	50	11	16	176.00	SF	3.00	3.00	100	2005	2005	3	54	285	

LAND DESCRIPTION

TOTAL OB/XF 5,970

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	000800	C	MULTI-FAMILY	50		R-3	78.00	120.00	78.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	468,000							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 468,000 Market: 0 Agricultural: 0 Common: 468,000 PRINTED 07/30/2025 BY SYS