PT BLK 19 OF OCEAN CITY SUB
DBK U/384 & PT OF 3RD ST OF
OCEAN CITY SUB R/P PBK 2/39 &

TOWLES JENNIFER L
2821 JEFFERSON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0019-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

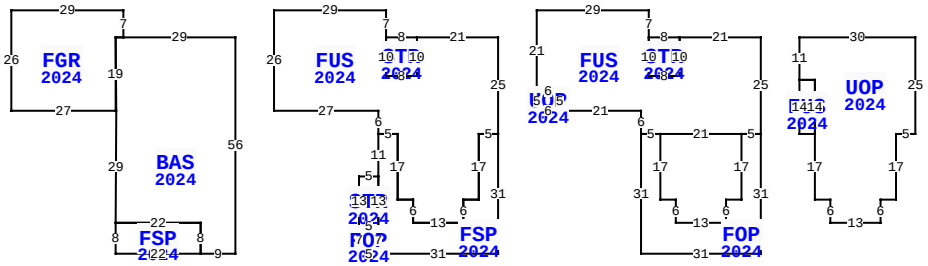
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2024	1,556	366,262
FGR	716	55	2024	394	92,743
FOP	35	30	2024	10	2,354
FOP	526	30	2024	158	37,191
FSP	176	40	2024	70	16,477
FSP	526	40	2024	210	49,432
FUS	56	100	2024	56	13,182
FUS	1,381	100	2024	1,381	325,069
FUS	1,846	100	2024	1,846	434,524
STR	65	10	2024	6	1,412
TOTALS	8,202			5,935	1,397,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,935	149.7276	236.57	1,404,043	2023	2023	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2025 Heated Area: 4839 HX Base Yr 2025



** This building has 14 Sub-Areas

2821 JEFFERSON AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,397,023
TOTAL MARKET OB/XF VALUE		141,030
TOTAL LAND VALUE - MARKET		791,000
TOTAL MARKET VALUE		2,329,053
SOH/AGL Deduction		412,232
ASSESSED VALUE		1,916,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,866,099
TOTAL JUST VALUE		2,329,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,267,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-0094	CO		01/05/2024
20222211	SWIM POOL	90,000	05/12/2022
20200094	NEW CONSTR	0	02/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/1712	7/15/2016	TD	U	V	11	100
GRANTOR: BURNS PAUL CHARLES JR						
GRANTEE: TOWLES JENNIFER L						
2059/1981	7/15/2016	TD	Q	V	01	275,000
GRANTOR: BURNS JAMES THOMAS II						
GRANTEE: TOWLES JENNIFER L						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=78,10] S10 E8 N10 E21 S25 W5 S17 W4 S6 W13 N6 W4 N17 W5 N6 W27 N26 E29 S7 $
BAS=[YR=2024;ORIG=8,10] E2 E29 S56 W9 N8 W22 U29R0.2 U19L0.2 $
FUS=[YR=2024;ORIG=117,3] E29 S7 S10 E8 N10 E21 S25 W5 W21 W5 N6 W21 N5 W6 N21 $
FGR=[YR=2024;ORIG=-19,3] E29 S7 W2 S19 W27 N26 $
FSP=[YR=2024;ORIG=76,35] E5 S17 E4 S6 E13 N6 E4 N17 E5 S31 W31 N7 N13 N11 $
FOP=[YR=2024;ORIG=144,66] E31 N31 W5 S17 W4 S6 W13 N6 W4 N17 W5 S31 $
FSP=[YR=2024;ORIG=8,58] E22 S8 W22 N8 $

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	19,380.00	19,380.00	100	2024	2023		100	19,380	
2	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
3	0912	SCRN RM G	0	100	0	0	1,178.00	SF	34.00	34.00	100	2024	2023		97	38,850	
4	0857	SANDSTONE/	0	100	0	0	500.00	SF	16.00	16.00	100	2024	2023		100	8,000	
5	0861	POOL GUNIT	0	100	0	0	596.00	SF	85.00	85.00	100	2024	2023		98	49,647	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0811	CONCRETE B	0	100	0	0	2,030.00	SF	5.20	5.20	100	2024	2023		100	10,556	
8	1123	CB 8"	0	100	60	4	240.00	SF	6.15	6.15	100	2024	2023		100	1,476	
9	1123	CB 8"	0	100	48	4	192.00	SF	6.15	6.15	100	2024	2023		100	1,181	

TOTAL OB/XF 141,030

LAND DESCRIPTION

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-1	0.00	0.00	4.52	AC		1.00	1.00	0.70	250,000.00	175,000.00	791,000							

REVIEW DATE 01/24/2024 BY TW Total Acres: 4.52 Total Land Value: 791,000 Market: 0 Agricultural: 0 Common: 791,000 PRINTED 07/30/2025 BY SYS