S 32FT OF LOT 1
IN OR 2480/844
OCEAN HILLS PBK 5/372

JOINER JANICE D & MICHAEL
2256 1ST AVE #B
FERNANDINA BEACH, FL 32034

2025

00-00-31-155H-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

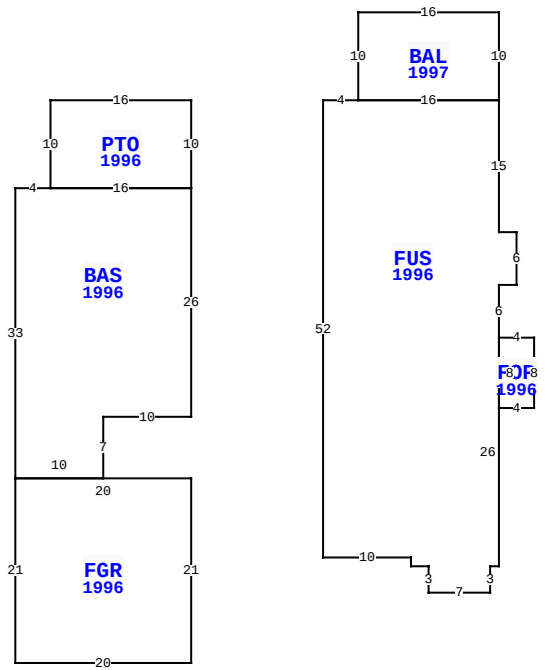
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	160	15	1997	24	3,724
BAS	590	100	1996	590	91,562
FGR	420	55	1996	231	35,849
FOP	32	30	1996	10	1,552
FUS	1,083	100	1996	1,083	168,070
PTO	160	5	1996	8	1,241
TOTALS	2,445			1,946	301,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,946	179.9280	179.93	350,144	1996	1996	0	0	0	13.75	86.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1673 HX Base Yr



2256 1ST AV B, 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	301,999
TOTAL MARKET OB/XF VALUE	6,409
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	500,408
SOH/AGL Deduction	18,430
ASSESSED VALUE	481,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,978
TOTAL JUST VALUE	500,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121017	H/AC	5,000	06/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/0844	7/19/2021	WD	U	I	30	320,000
GRANTOR: DORSEY BOBBY J						
GRANTEE: JOINER JANICE D & M						
2344/0263	3/02/2020	LE	U	I	11	100
GRANTOR: DORSEY BOBBY J						
GRANTEE: DORSEY STEVEN L & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W16 S10 BAS=[YR=1996] W4 S33 FGR=[YR=1996] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15 FUS=[YR=1996] E4 BAL=[YR=1997] N10 E16 S10 W16$ E16 S15 E2 S6 W2 S6 FOP=[YR=1996] E4 S8 W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N52$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	934.00	SF	5.20	5.20	100	1996	1996	3	70	3,400	
3	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50	6.50	100	1996	1996	3	70	314	

LAND DESCRIPTION

TOTAL OB/XF 6,409

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	0		R-2	32.00	130.00	32.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/30/2025 BY SYS