

N 28FT OF LOT 7
IN OR 1495/1826
OCEAN HILLS PBK 5/372

BUCHANAN RUSSELL
2172-A 1ST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-155H-0007-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	05	AVERAGE 100	0320	11	1,771	141.2400	141.24	250,136	1998	1998	0	0	0	12.75	87.25	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2008													Heated Area: 1530															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008															
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		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 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																										
BAL	72	15	2015	11	1,356																										
BAS	580	100	1998	580	71,474																										
FGR	299	55	1998	164	20,210																										
FOP	28	30	1998	8	986																										
FSP	120	40	2002	48	5,916																										
FUS	950	100	1998	950	117,070																										
PTO	128	5	1998	6	739																										
STR	39	10	2015	4	493																										
TOTALS			2,216		1,771	218,244																									
EXTRA FEATURES						2172 1ST AVE A, FERNANDINA BEACH																									
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	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	1998	1998	3	73	2,652															
2	0810	CONCRETE A	0	100	0	0	77.00	SF	6.50	6.50	100	1998	1998	3	73	365															
3	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1998	1998	3	73	228															
4	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2005	2005	3	84	953															
LAND DESCRIPTION																															
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	28.00	130.00	28.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	168,000														
REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/30/2025 BY SYS																															