PT LOT 232 IN OR 2201/839
OUTLOTS S/D OF SEC 18-3N-28E
UNR

BOURQUIN MARY E
1902 ASH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0232-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

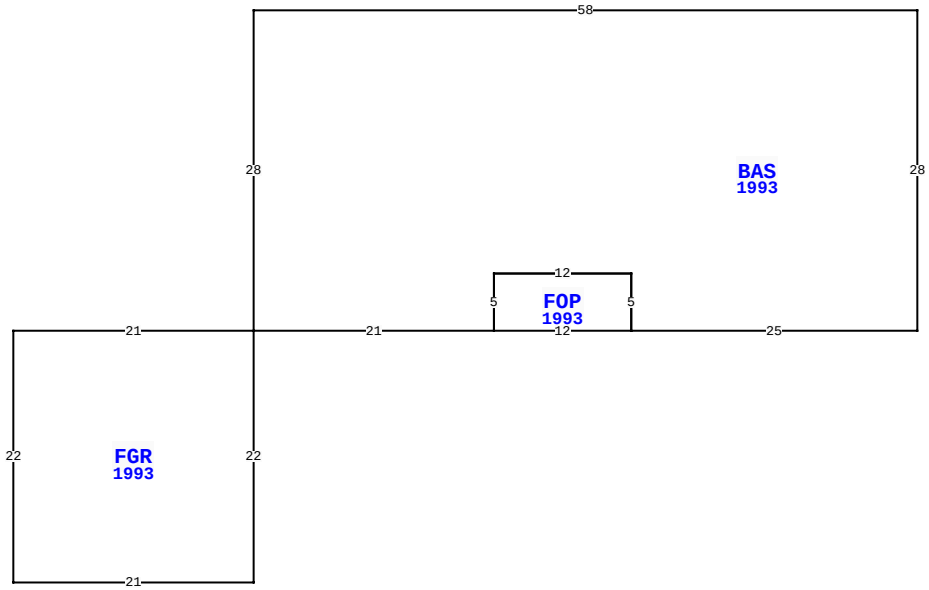
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	152,404
FGR	462	55	1993	254	24,751
FOP	60	30	1993	18	1,754
TOTALS	2,086			1,836	178,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	124.5300	124.53	228,637	1964	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1564 HX Base Yr 2018



1902 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,908
TOTAL MARKET OB/XF VALUE		2,327
TOTAL LAND VALUE - MARKET		351,232
TOTAL MARKET VALUE		532,467
SOH/AGL Deduction		271,168
ASSESSED VALUE		261,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,577
TOTAL JUST VALUE		532,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111054	H/AC	1,725	06/27/2011
20101970	REPAIR/RRF	4,000	11/15/2010
4353	H/AC	3,220	06/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0839	5/24/2018	QC	U	I	11	100
GRANTOR: BOURQUIN GEORGE T III						
GRANTEE: BOURQUIN MARY E						
2034/0893	3/15/2016	WD	Q	I	01	238,200
GRANTOR: ALLAN TRUST ET AL						
GRANTEE: BOURQUIN MARY E & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 FGR=[YR=1993] W21 S22 E21N22$ E21
FOP=[YR=1993] E12 N5 W12 S5$ N5 E12 S5 E25 N28$.

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	440.00	SF	6.50	6.50	100	1964	1964	3	20	572	
2	0810	CONCRETE A	0	100	0	0	1,350.00	SF	6.50	6.50	100	1964	1964	3	20	1,755	

LAND DESCRIPTION

TOTAL OB/XF 2,327

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	0006	R-1	112.00	137.00	112.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	351,232							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 351,232 Market: 0 Agricultural: 0 Common: 351,232 PRINTED 07/30/2025 BY SYS