PT OF LOT 42 (S-2)
IN OR 2762/21
THE RESIDENCE @ AMELIA

DOW WILLIAM R JR & DAWN M L/E/
2255 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0042-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

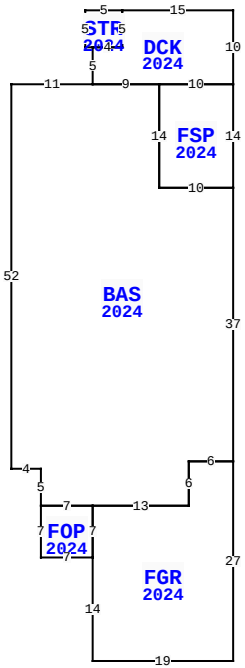
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	2024	1,514	232,823
DCK	170	10	2024	17	2,614
FGR	435	55	2024	239	36,753
FOP	49	30	2024	15	2,307
FSP	140	40	2024	56	8,612
STR	25	10	2024	2	308
TOTALS	2,333			1,843	283,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,843	116.5000	153.78	283,417	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1514 HX Base Yr 2024



2255 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,417
TOTAL MARKET OB/XF VALUE		4,274
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		467,691
SOH/AGL Deduction		22,492
ASSESSED VALUE		445,199
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,477
TOTAL JUST VALUE		467,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		5,349	01/30/2024
2022-2096	CO		09/06/2023
2022-2096	2291T 1519H	261,421	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/21	1/16/2025	LE	U	I	11	100
GRANTOR: DOW WILLIAM R JR & DA						
GRANTEE: DOW JACQUELINE M						
2457/1002	4/29/2021	WD	Q	V	01	229,000
GRANTOR: HAUSER JEFFREY J						
GRANTEE: DOW WILLIAM R JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] W10 N14 W9 W11 S52 E4 S5 E7 E13 N6 E6 N37 $
FSP=[YR=2024;ORIG=50,6] E10 S14 W10 N14 $
DCK=[YR=2024;ORIG=60,6] W10 W9 N5 E4 N5 E15 S10 $
STR=[YR=2024;ORIG=45,-4] W5 S5 E1 E4 N5 $
FOP=[YR=2024;ORIG=34,63] E7 S7 W7 N7 $
FGR=[YR=2024;ORIG=41,63] E13 N6 E6 S27 W19 N14 N7 $
.

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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2024	2023		100	3,806	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2024	2023		100	468	

LAND DESCRIPTION

TOTAL OB/XF 4,274

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	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 02/20/2024 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS