S-16 OF TRACT A EX S-19
IN OR 2757/1134
SOUTH BEACH PB 3/11

VANNOSTRAN CHARLES M L/E/
3053-A 1ST AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-000A-0160

BUILDING CHARACTERISTICS

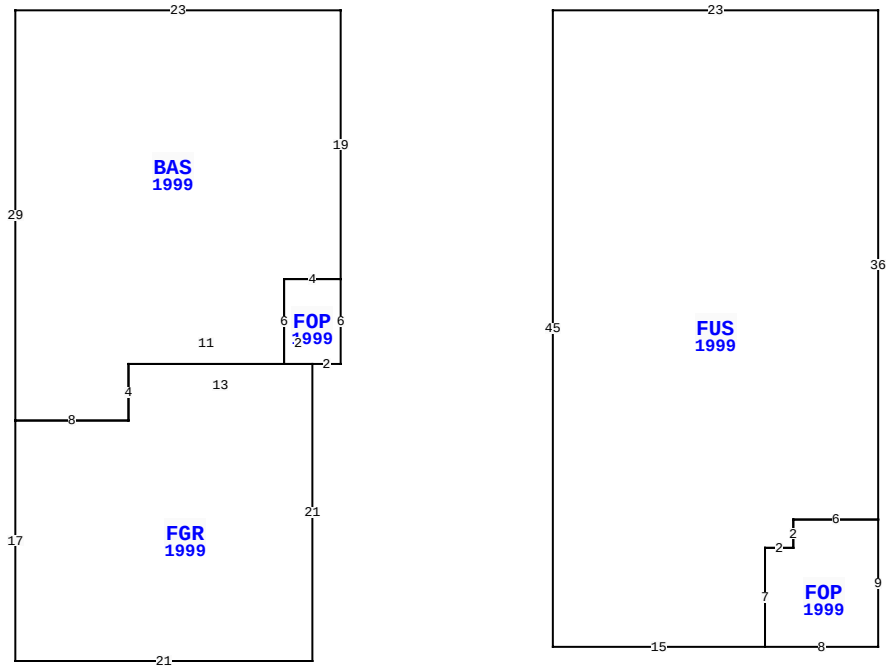
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	583	100	1999	583	76,799
FGR	409	55	1999	225	29,640
FOP	24	30	1999	7	922
FOP	68	30	1999	20	2,635
FUS	967	100	1999	967	127,384
TOTALS	2,051			1,802	237,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,802	149.9520	149.95	270,210	1999	1999	0	0	0	12.15	87.85

1 TOWNHOUSE - 100% - 2001 Heated Area: 1550 HX Base Yr 2001



3053 1ST AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,379
TOTAL MARKET OB/XF VALUE		4,090
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		439,469
SOH/AGL Deduction		266,063
ASSESSED VALUE		173,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,684
TOTAL JUST VALUE		439,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062459	H/AC	3,500	11/03/2006
B990243	NEW CONSTR	174,414	04/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1134	11/26/2024	LE	U	I	11	100
GRANTOR: VANNOSTRAN CHARLES MA						
GRANTEE: O'CONNOR CHRISTINE						
0943/0462	8/02/2000	WD	Q	I		165,000
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: VANNOSTRAN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 S29 FGR=[YR=1999] S17 E21 N21
FOP=[YR=1999] E2 N6 W4 S6 E2 $ W13 S4 W8 $ E8 N4 E11 N6 E4
N19 $ PTR= E15 FUS=[YR=1999] E23 S36 FOP=[YR=1999] W6 S2 W2
S7 E8 N9 $ W6 S2 W2 S7 W15 N45 $ 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	0810	CONCRETE A	0	100	0	0	718.00	SF	6.50	6.50	100	1999	1999	3	75	3,500	
2	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	1999	1999	3	75	590	

LAND DESCRIPTION

TOTAL OB/XF 4,090

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-2	33.00	99.00	33.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	198,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS