PT OF TRACT A
IN OR 2650/1475
SOUTH BEACH SUB PB 3/11

MIRSCHEL ARLENE
506 DATE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-000A-0170

BUILDING CHARACTERISTICS

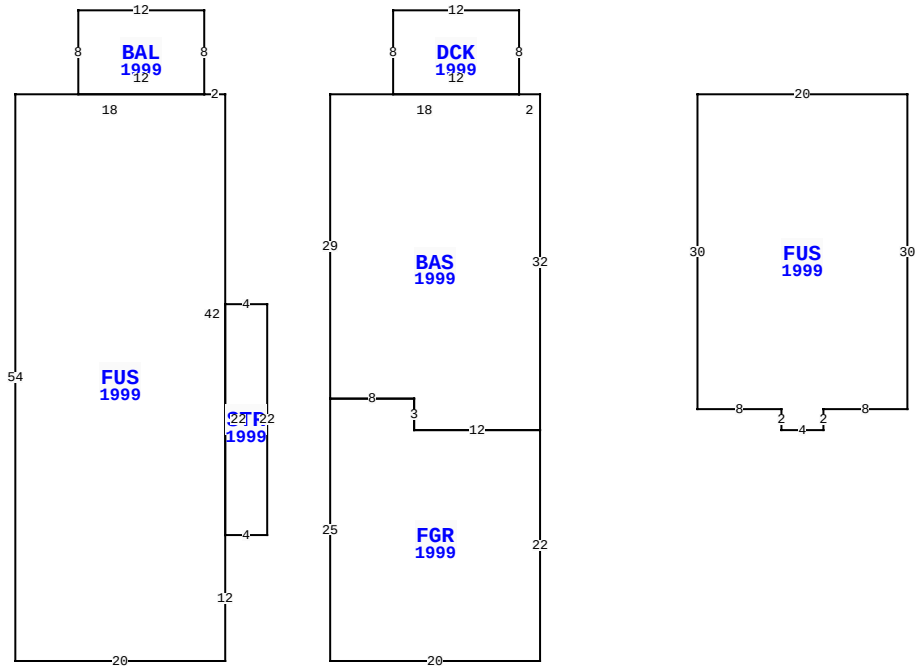
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
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	96	15	1999	14	1,894
BAS	616	100	1999	616	83,318
DCK	96	10	1999	10	1,353
FGR	464	55	1999	255	34,491
FUS	608	100	1999	608	82,237
FUS	1,080	100	1999	1,080	146,078
STR	88	10	1999	9	1,217
TOTALS	3,048			2,592	350,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,592	154.5811	154.58	400,671	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 2024 Heated Area: 2304 HX Base Yr



3046 1ST AVE C, FERNANDINA BEACH

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

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	0	40	17	680.00	SF	6.50	6.50	100	1999	1999	3	75	3,315	
2	0810	CONCRETE A	0	0	0	0	98.00	SF	6.50	6.50	100	1999	1999	3	75	478	
3	1242	WD DECK A	0	0	0	0	205.00	SF	10.00	10.00	100	1999	1999	3	20	410	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,587
TOTAL MARKET OB/XF VALUE	7,038
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	597,625
SOH/AGL Deduction	0
ASSESSED VALUE	597,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,625
TOTAL JUST VALUE	597,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990797	REMODEL	5,000	07/08/1999
B983881	NEW CONSTR	93,696	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1475	6/28/2023	WD	Q	I	01	781,000
GRANTOR: YORK DANIEL ADAM &						
GRANTEE: MIRSCHEL ARLENE						
2537/1987	2/10/2022	WD	Q	I	02	675,000
GRANTOR: DEBELLIS NICHOLAS						
GRANTEE: YORK DANIEL ADAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 DCK=[YR=1999] N8 W12 S8 E12 $ W18 S29
FGR=[YR=1999] S25 E20 N22 W12 N3 W8 $ E8 S3 E12 N32 $ PTR=
E15 FUS=[YR=1999] E20 S30 W8 S2 W4 N2 W8 N30 $ W15 $ PTR=
W30 FUS=[YR=1999] W2 BAL=[YR=1999] N8 W12 S8 E12 $ W18 S54
E20 N12 STR=[YR=1999] E4 N22 W4 S22 $ N42$ E30 $.

LAND DESCRIPTION

TOTAL OB/XF 7,038

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-3	40.00	120.00	40.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS