BLOCK 241 E52.40 FT OF LOTS 97
98 & 99 IN OR 2537/1166
CITY OF FDNA BEACH

DAVIS WESLEY P
3638 COLONY COVE TRL
JACKSONVILLE, FL 32277

2025

00-00-31-1800-0241-0971

BUILDING CHARACTERISTICS

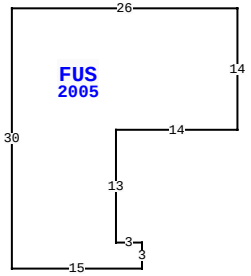
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

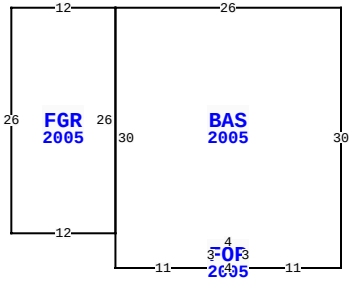
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2005	768	137,395
FGR	312	55	2005	172	30,771
FOP	12	30	2005	4	716
FUS	565	100	2005	565	101,079
TOTALS	1,657			1,509	269,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,509	197.6760	197.68	298,299	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE - 0% - 2024 Heated Area: 1333 HX Base Yr





1389 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	269,961
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	114,400
TOTAL MARKET VALUE	387,811
SOH/AGL Deduction	0
ASSESSED VALUE	387,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,811
TOTAL JUST VALUE	387,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1166	2/09/2022	WD	Q	I	01	415,000
GRANTOR: TOLXDORF WU MING YU						
GRANTEE: DAVIS WESLEY P						
1328/0402	6/24/2005	WD	Q	I		197,000
GRANTOR: COOPER KITTY S						
GRANTEE: TOLXDORF THOMAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FGR=[YR=2005] W12 S26 E12 N26 $ S30
E11FOP=[YR=2005] E4 N3 W4 S3 $ N3 E4 S3 E11 N30 $ PTR= N15
FUS=[YR=2005] N3 W3 N13 E14 N14 W26 S30 E15 $ S15 $.

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	52	10	520.00	SF	6.50	6.50	100	2005	2005	3	84	2,839	
2	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	2005	2005	3	84	524	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	84	87	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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	0006	R-2	52.00	75.00	52.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	114,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 07/30/2025 BY SYS