

LUCCHESI DONALD A & ELIZABETH
126 S 2ND ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0270-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall20FACE BRICK 30

RooF Structur01FLAT 100

Roof Cover04BUILT-UP 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3.5100

Frame Stories Units04REIN CONC 100

3.100

0100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1010.0400

TOTALS3,7342,679852,002

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320222,679322.4802322.48

863,92420212021

001.3898.62

HEATED AREA: 2170HX Base Yr 2022

UOP2021

FUS2021

BAS2021

FDG2024

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE852,002

TOTAL MARKET OB/XF VALUE11,774

TOTAL LAND VALUE - MARKET156,250

TOTAL MARKET VALUE1,020,026

SOH/AGL Deduction492,279

ASSESSED VALUE527,747

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE477,025

TOTAL JUST VALUE1,020,026

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE982,196

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2496/03059/03/2021SWQI02665,800

GRANTOR: ARTISAN HOMES LLC

GRANTEE: LUCCHESI DONALD A &

2340/09272/19/2020WDUV30150,000

GRANTOR: HARBOR VIEW-ARTISAN L

GRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=30,0] E22 S50 W22 N50 \$

BAS=[YR=2021;ORIG=0,0] W22 S44 E5 S6 E17 N50 \$

UOP=[YR=2021;ORIG=0,-30] N50 E21 S50 W21 \$

FOP=[YR=2021;ORIG=-22,44] S6 E5 N6 W5 \$

PTR=[ORIG=0,0] E30 W30 \$

PTR=[ORIG=0,0] N30 S30 \$

FDG=[YR=2024;ORIG=-53,-33] E22 S22 W22 N22 \$

.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ACRESDENSITYDECLFRZYRCONSRV

1000100CRES1000006MU-10.000.003,125.00SF1.001.001.0050.0050.00156,250

EXTRA FEATURES

126 S 2ND ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/25/2024MLU

ADJ UNIT PRICE

OB/XF MKT VALUE

NOTES

REVIEW DATE

01/31/2024

BY

TW

Total Acres: 0.00

Total Land Value: 156,250

Market: 0

Agricultural: 0

Common: 156,250

PRINTED 07/30/2025 BY SYS