IN OR 2125/1126
CVNTS & RSTRTNS PT OR 851/1113

KIESOW DOUG A/KIESOW PATRICIA MOSSOP
2134 1ST AVE B
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0014-0230

BUILDING CHARACTERISTICS

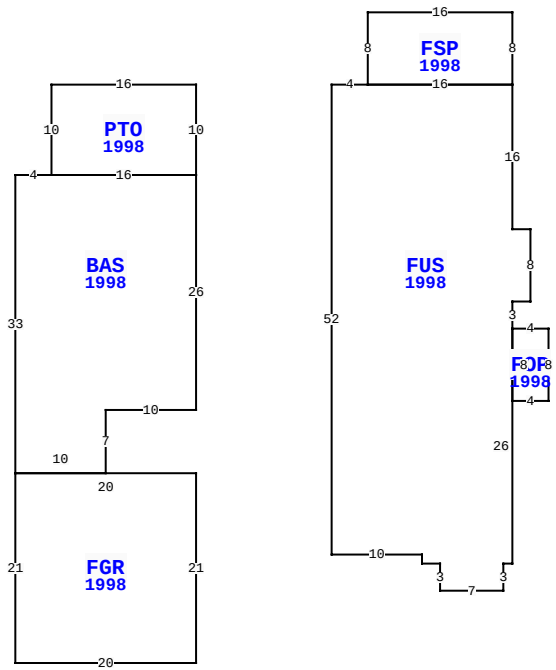
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	590	100	1998	590	95,624
FGR	420	55	1998	231	37,440
FOP	32	30	1998	10	1,621
FSP	128	40	1998	51	8,266
FUS	1,087	100	1998	1,087	176,176
PTO	160	5	1998	8	1,297
TOTALS	2,417			1,977	320,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,977	185.7590	185.76	367,248	1998	1998	0	0	0	12.75	87.25

1 TOWNHOUSE - 100% - 2024 Heated Area: 1677 HX Base Yr 2024



2134 1ST AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		320,424
TOTAL MARKET OB/XF VALUE		6,346
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		518,770
SOH/AGL Deduction		247,086
ASSESSED VALUE		271,684
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,962
TOTAL JUST VALUE		518,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/1126	6/09/2017	WD	Q	I	01	341,000
GRANTOR: PREY CHRISTOPHER S						
GRANTEE: KIESOW DOUG A & PAT						
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W16 S10 BAS=[YR=1998] W4 S33 FGR=[YR=1998] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15 FUS=[YR=1998] E4 FSP=[YR=1998] N8 E16 S8 W16$ E16 S16 E2 S8 W2 S3 FOP=[YR=1998] E4 S8 W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N52$ 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	899.00	SF	6.50	6.50	100	1998	1998	3	73	4,266	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	1998	1998	3	73	384	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	73	76	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	

LAND DESCRIPTION

TOTAL OB/XF 6,346

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	000310	C	TOWNHOUSE	100		R-2	32.00	131.00	32.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/30/2025 BY SYS