IN OR 2319/89

WHELAN PATRICK J L/E/
2268-A FIRST AVE
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0014-0240

BUILDING CHARACTERISTICS

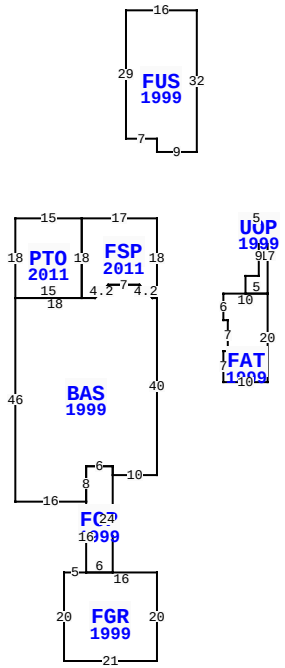
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,394	100	1999	1,394	176,296
FAT	193	20	1999	39	4,932
FGR	420	55	1999	231	29,214
FOP	144	30	1999	43	5,439
FSP	276	40	2011	110	13,912
FUS	491	100	1999	491	62,096
PTO	270	5	2011	14	1,771
UOP	58	20	1999	12	1,517
TOTALS	3,246			2,334	295,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,334	141.7786	141.78	330,915	1999	2002	0	0	0	10.80	89.20

1 TOWNHOUSE - 100% - 2000 Heated Area: 1924 HX Base Yr 2000



2268 1ST AVE A, 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		295,176
TOTAL MARKET OB/XF VALUE		5,715
TOTAL LAND VALUE - MARKET		297,420
TOTAL MARKET VALUE		598,311
SOH/AGL Deduction		358,152
ASSESSED VALUE		240,159
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		184,437
TOTAL JUST VALUE		598,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984599	NEW CONSTR	99,900	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0089	11/13/2019	LE	U	I	11	100
GRANTOR: WHELAN PATRICK J						
GRANTEE: WHELAN PATRICK J TR						
0885/1812	6/04/1999	WD	Q	I		170,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: WHELAN PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W17 PTO=[YR=2011] W15 S18 BAS=[YR=1999] S46 E16 FOP=[YR=1999] S16 FGR=[YR=1999] W5S20 E21 N20 W16$ E6 N24 W6 S8$N8 E6 S2 E10 N40 W1 U3 L3 W7 D3 L3 W18$ E15 N18$ S18 E3 U3 R3 E7 D3 R3 E1 N18 $ PTR=E20 UOP=[YR=1999] E5 S17 FAT=[YR=1999] S20 W10N7 E1 N7 W1 N6 E10$ W5 N4 E3 N9 W3 N4$ W20$ PTR=N15 FUS=[YR=1999] N3 W7 N29 E16 S32 W9$ 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	100	0	0	1,059.00	SF	6.50	6.50	100	1999	1999	3	75	5,163	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2012	2012	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 5,715

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	49.00	129.00	49.57	FF		1.00	1.00	1.00	6,000.00	6,000.00	297,420							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 297,420 Market: 0 Agricultural: 0 Common: 297,420 PRINTED 07/30/2025 BY SYS