IN OR 682/168

ROGERS CHARLES N & CYNTHIA S
1718 FIRST AV
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0017-0010

BUILDING CHARACTERISTICS

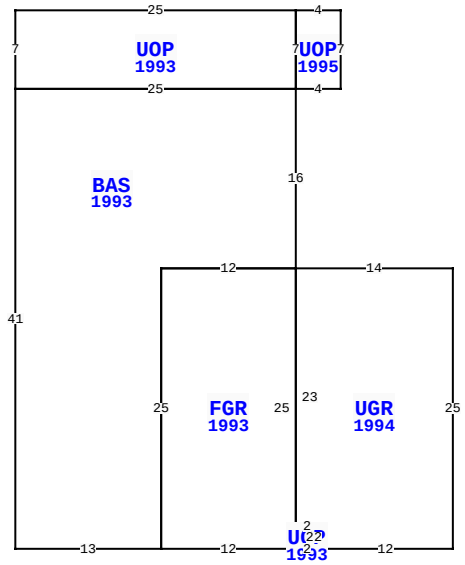
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

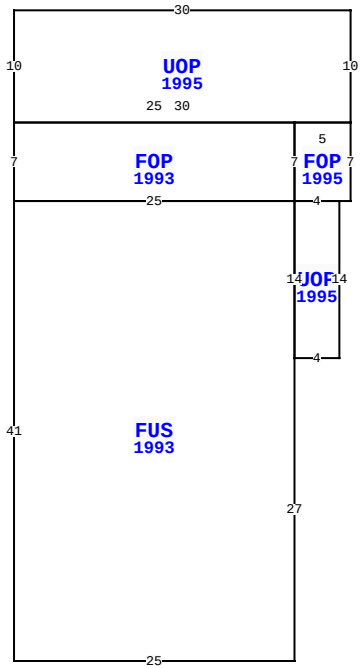
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100	1993	725	83,762
FGR	300	55	1993	165	19,063
FOP	175	30	1993	52	6,008
FOP	35	30	1995	10	1,155
FUS	1,025	100	1993	1,025	118,422
UGR	346	45	1994	156	18,023
UOP	4	20	1993	1	115
UOP	175	20	1993	35	4,044
UOP	28	20	1995	6	693
UOP	56	20	1995	11	1,271
TOTALS	3,169			2,246	259,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	112.2100	148.12	332,678	1977	1990	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 0 Heated Area: 1750 HX Base Yr 1994





** This building has 11 Sub-Areas

1718 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 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		259,489
TOTAL MARKET OB/XF VALUE		928
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		610,417
SOH/AGL Deduction		467,548
ASSESSED VALUE		142,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,147
TOTAL JUST VALUE		610,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19984942	REROOF W/SHINGLES	1,080	02/09/1999
959163	REPAIR/RRF	900	06/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0682/0168	6/03/1993	WD	Q	I		87,500
GRANTOR: CUTCHIN ROGER & J						
GRANTEE: ROGERS CHARLES & C						
0507/0220	12/01/1986	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W4 UOP=[YR=1993] W25 S7 BAS=[YR=1993] S41 E13 FGR=[YR=1993] E12 UOP=[YR=1993] E2 UGR=[YR=1994] E12 N25 W14 S23E2S2$N2W2S2$ N25 W12 S25$ N25 E12 N16 W25$ E25 N7$ S7 E4 N7$ PTR=E20 UOP=[YR=1995] E30 S10 FOP=[YR=1995] S7 W1 UOP=[YR=1995] S14 W4 FUS=[YR=1993] S27 W25 N41 FOP=[YR=1993] N7 E25 S7 W25$ E25 S14$ N14 E4$ W4 N7 E5$ W30 N10$ W20$.

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	210.00	SF	6.50	6.50	100	1980	1980	3	30	410	
2	0801	ASPHALT A	0	100	0	0	345.00	SF	3.00	3.00	100	1980	1980	3	50	518	

LAND DESCRIPTION

TOTAL OB/XF 928

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	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS