L/E OR 1047/25

HOLLOWAY DORIS B L/E/
1730 1ST AV
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0018-0000

BUILDING CHARACTERISTICS

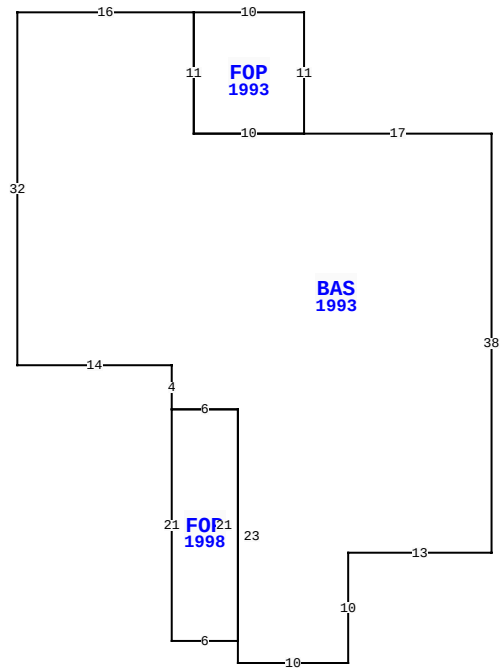
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,594	100	1993	1,594	172,544
FOP	110	30	1993	33	3,572
FOP	126	30	1998	38	4,114
TOTALS	1,830			1,665	180,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,665	103.8000	137.02	228,138	1947	1990	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 0 Heated Area: 1594 HX Base Yr 1990



1730 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

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	270.00	SF	6.50	6.50	100	1970	1970	3	20	351	
2	0810	CONCRETE A	0	100	4	21	84.00	SF	6.50	6.50	100	1970	1970	3	20	109	
3	0810	CONCRETE A	0	100	31	31	961.00	SF	6.50	6.50	100	1980	1980	3	30	1,874	
4	1242	WD DECK A	0	100	4	11	44.00	SF	10.00	10.00	100	1998	1998	3	20	88	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,337
TOTAL MARKET OB/XF VALUE		2,422
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		584,759
SOH/AGL Deduction		470,346
ASSESSED VALUE		114,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,691
TOTAL JUST VALUE		584,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101238	REPAIR/RRF	5,800	07/28/2010
20033181	REMODEL	1,000	06/01/2003
20020275	REPAIR/RRF	2,000	02/19/2002
10531B	XFOB	600	06/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1047/0025	4/01/2002	QC	U	I	18	100
GRANTOR: GILLESPIE DORIS H						
GRANTEE: HOLLOWAY VIRGINIA L						
0573/1134	7/05/1989	WD	Q	I		70,000
GRANTOR: AUSTIN RUTH C						
GRANTEE: GILLESPIE DORIS H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N11 W10 S11 E10 $ W10 N11 W16 S32 E14 S4 FOP=[YR=1998] S21 E6 N21 W6 $ E6 S23 E10 N10 E13 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 2,422

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	000800	C	MULTI-FAMILY	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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

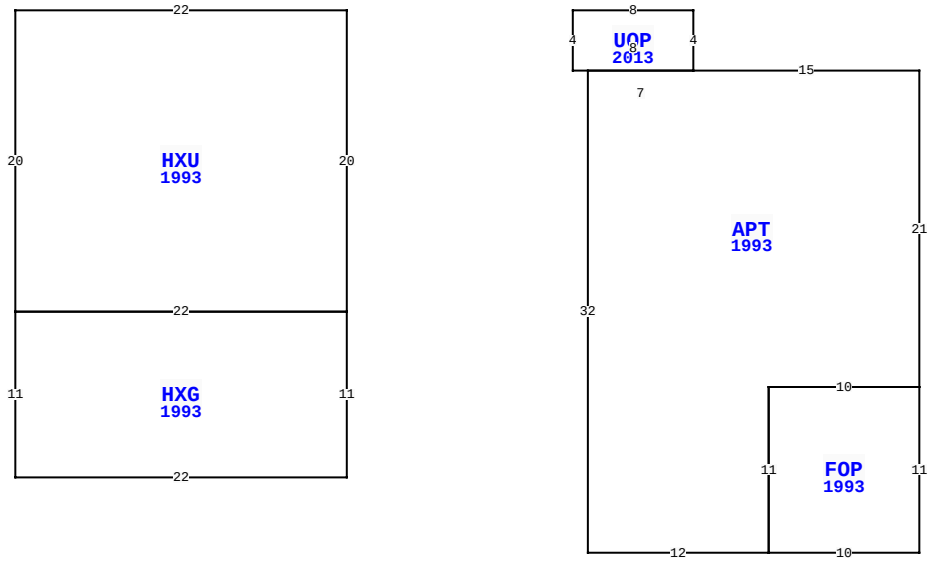
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	0800	MULTI-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
APT	594	100	1993	594	30,706
FOP	110	30	1993	33	1,706
HXG	242	55	1993	133	6,875
HXU	440	55	1993	242	12,510
UOP	32	20	2013	6	310
TOTALS	1,418			1,008	52,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,008	113.9400	113.94	114,852	1960	1970	0	0	30	24.63	45.37

2 SINGLE FAM – 37.2% - 0 Heated Area: 594 HX Base Yr 1990



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GRANTOR: AUSTIN RUTH C						
GRANTEE: GILLESPIE DORIS H						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W22 S20 HXG=[YR=1993] S11 E22 N11 W22 $ E22 N20 $ PTR= E15 UOP=[YR=2013] E8 S4 APT=[YR=1993] E15 S21 FOP=[YR=1993] S11 W10 N11 E10$ W10 S11 W12 N32 E7$ W8 N4 $ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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