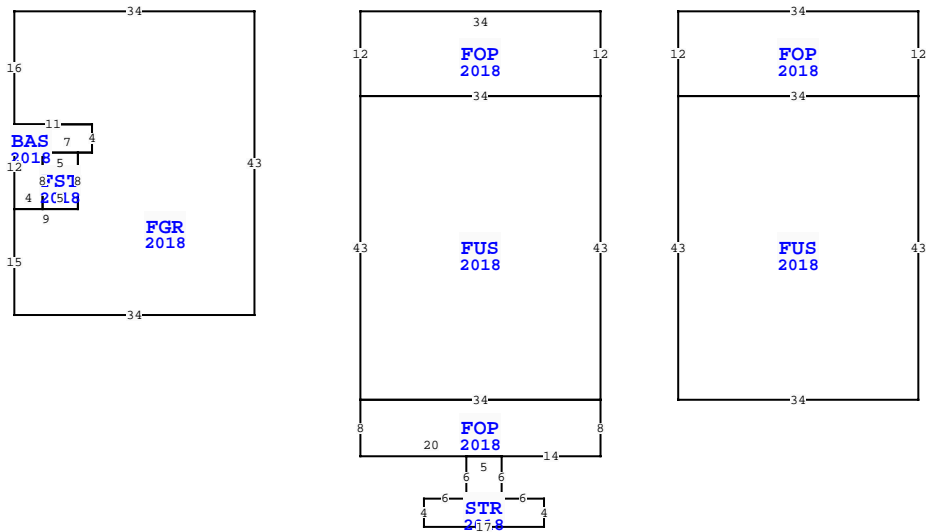




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2024									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,273,262	
TOTAL MARKET OB/XF VALUE		64,507	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		1,712,769	
SOH/AGL Deduction		47,597	
ASSESSED VALUE		1,665,172	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,614,450	
TOTAL JUST VALUE		1,712,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,618,243	



Quality	06	Quality Level 06			
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	76	100	2018	76	23,614
FGR	1,346	55	2018	740	229,921
FOP	272	30	2018	82	25,478
FOP	408	30	2018	122	37,906
FOP	408	30	2018	122	37,906
FST	40	55	2018	22	6,836
FUS	1,462	100	2018	1,462	454,249
FUS	1,462	100	2018	1,462	454,249
STR	98	10	2018	10	3,107
TOTALS	5,572			4,098	1,273,262

1802 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	GARAGE BATH AND L	40,000	02/09/2024
20230293	FB POOL		07/18/2023
20180912	CO ISSUED	0	01/02/2019
20180912	NEW CONSTR	439,382	03/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1725	4/21/2023	WD Q	Q	I	01	2,125,000
GRANTOR: BARCLAY ROBERT G & DE						
GRANTEE: NORMAN CHARLES REID						
2010/0251	10/05/2015	WD Q	Q	V	01	160,000
GRANTOR: LASSERRE JULIA JEAN &						
GRANTEE: BARCLAY ROBERT G &						

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
1	0812	CONCRETE C	0	100	0	0	2,135.00	SF	4.00	4.00	100	2018	2018	3	97	8,284	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000	
3	0866	POOL FIBER	0	100	0	0	543.00	SF	72.00	72.00	100	2024	2023		97	37,923	
4	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2024	2023		100	3,390	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0475	VF 4 SBPL	0	100	0	0	150.00	LF	14.00	14.00	100	2024	2023		99	2,079	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	
<b>TOTAL OB/XF</b> 64,507																	

BUILDING NOTES									
FGR=[YR=2018] W34 S16 BAS=[YR=2018] S12 E4 FST=[YR=2018] E5 N8 W5 S8\$N8 E7 N4 W11\$ E11 S4 W2 S8 W9 S15 E34 N43\$ PTR=E15 FOP=[YR=2018] E34 S12 FUS=[YR=2018] S43 FOP=[YR=2018] S8 W14 STR=[YR=2018] S6 E6 S4 W17 N4 E6 N6 E5\$ W20 N8 E34\$ W34 N43 E34\$ W34 N12\$ W15\$ PTR=E60 FOP=[YR=2018] E34 S12 FUS=[YR=2018] S43 W34 N43E34 \$ W34 N12\$ W60\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	125.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000							