IN OR 2523/1854
ESMT OR 610/647

GREEVES JOHN W &/BERNHARDT SONYA M
1906 1ST AVE
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

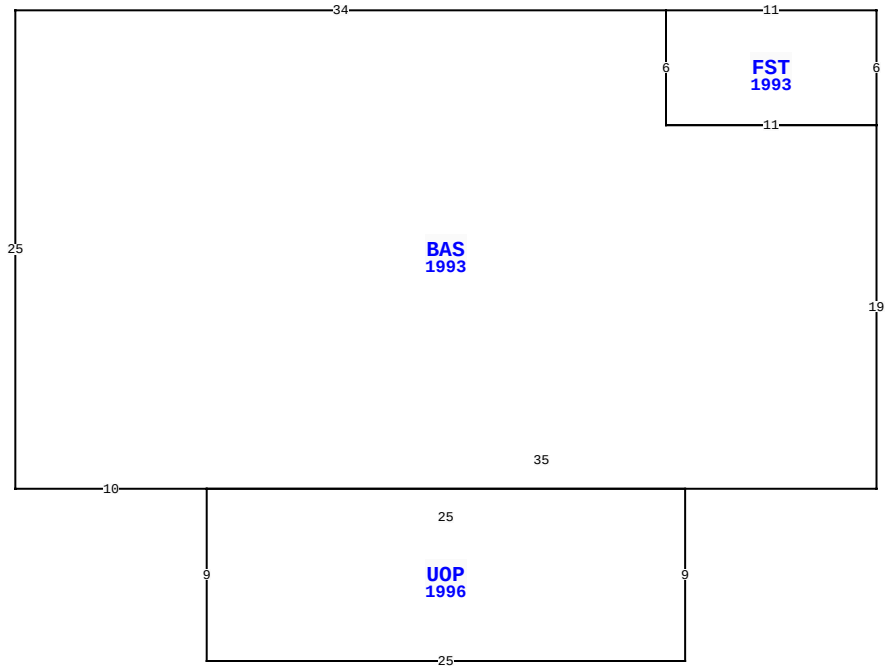
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1993	1,059	132,465
FST	66	55	1993	36	4,503
UOP	225	20	1996	45	5,629
TOTALS	1,350			1,140	142,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,140	127.2000	167.90	191,406	1955	1990	0	0	0	25.50	74.50

1 SNGL FAM – 100% - 2022 Heated Area: 1059 HX Base Yr 2022



1906 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,860
TOTAL MARKET OB/XF VALUE		12,287
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		590,147
SOH/AGL Deduction		106,187
ASSESSED VALUE		483,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,238
TOTAL JUST VALUE		590,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1572	COC		09/06/2023
2021-1572	0150-1303T 565B	107,135	10/07/2021
20180656	BATH REMOD	5,000	02/23/2018
20040973	CONCRETE DR & WAL	5,000	05/27/2004
20021572	REROOF	3,000	09/11/2002
9927	PORCH ADDITION	997	07/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/1854	12/22/2021	QC	U	I	11	100
GRANTOR: TORTOISE DUNE LLC						
GRANTEE: GREEVES JOHN W & SO						
2395/1089	9/24/2020	WD	Q	I	01	414,000
GRANTOR: GEYER JOSEPH B JR & J						
GRANTEE: TORTOISE DUNE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W34 S25 E10 UOP=[YR=1996] S9 E25 N9 W25 $ E35 N19 W11 N6 $ S6 E11 N6 $.

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	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1996	1996	3	20	512	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50	100	2004	2004	3	83	3,108	
4	1242	WD DECK A	0	100	10	10	100.00	SF	15.00	15.00	100	2022	2022	3	93	1,395	
5	0855	CONC PAVER	0	100	24	20	480.00	SF	10.00	10.00	100	2022	2022	3	99	4,752	

LAND DESCRIPTION

TOTAL OB/XF 12,287

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	0005	R-3	75.00	125.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000							

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

IN OR 2523/1854
ESMT OR 610/647

GREEVES JOHN W &/BERNHARDT SONYA M
1906 1ST AVE
FERNANDINA BEACH, FL 32034

2025

20-3N-29-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

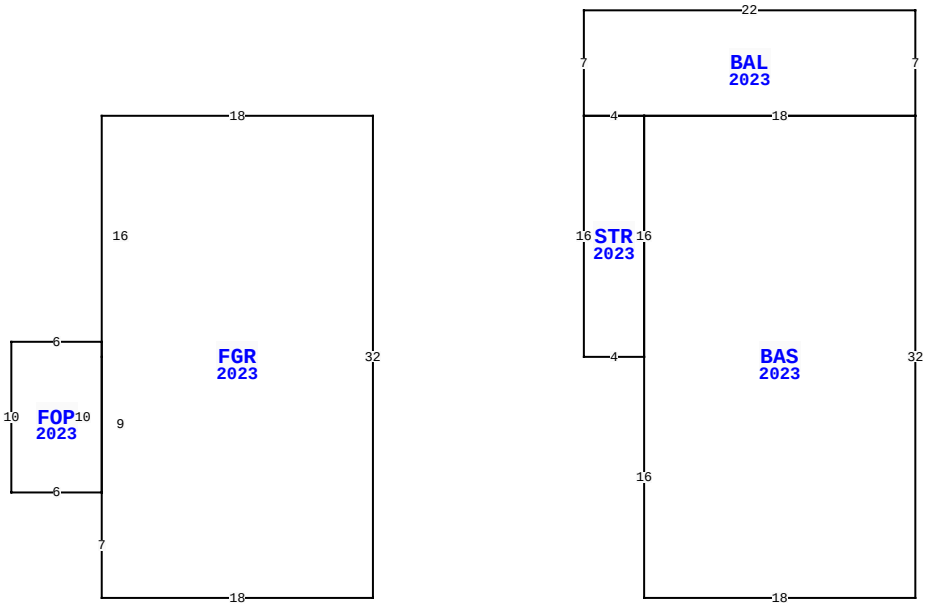
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	154	15	2023	23	1,475
BAS	576	100	2023	576	36,927
FGR	576	55	2023	317	20,323
FOP	60	30	2023	18	1,154
STR	64	10	2023	6	385
TOTALS	1,430			940	60,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	940	120.9600	64.11	60,263	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 576 HX Base Yr 2022



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

1906 1ST AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,860
TOTAL MARKET OB/XF VALUE		12,287
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		590,147
SOH/AGL Deduction		106,187
ASSESSED VALUE		483,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,238
TOTAL JUST VALUE		590,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7813	REPAIR/RRF	500	07/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1854	12/22/2021	QC	U	I	11	100
GRANTOR: TORTOISE DUNE LLC						
GRANTEE: GREEVES JOHN W & SO						
2395/1089	9/24/2020	WD	Q	I	01	414,000
GRANTOR: GEYER JOSEPH B JR & J						
GRANTEE: TORTOISE DUNE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=30,10] E18 S32 W18 N7 N9 N16 $
BAS=[YR=2023;ORIG=66,10] E18 S32 W18 N16 N16 $
BAL=[YR=2023;ORIG=62,3] E22 S7 W18 W4 N7 $
STR=[YR=2023;ORIG=62,10] E4 S16 W4 N16 $
FOP=[YR=2023;ORIG=24,25] E6 S10 W6 N10 $
.

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

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS