BLOCK 1 LOT N1/2 OF 2 & LOT 3
BUCKS FDNA BEACH # 2 PB 3/17

SERCIA PETER & JENNA CASEY
2850 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0001-0021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	01	Quality Level 01

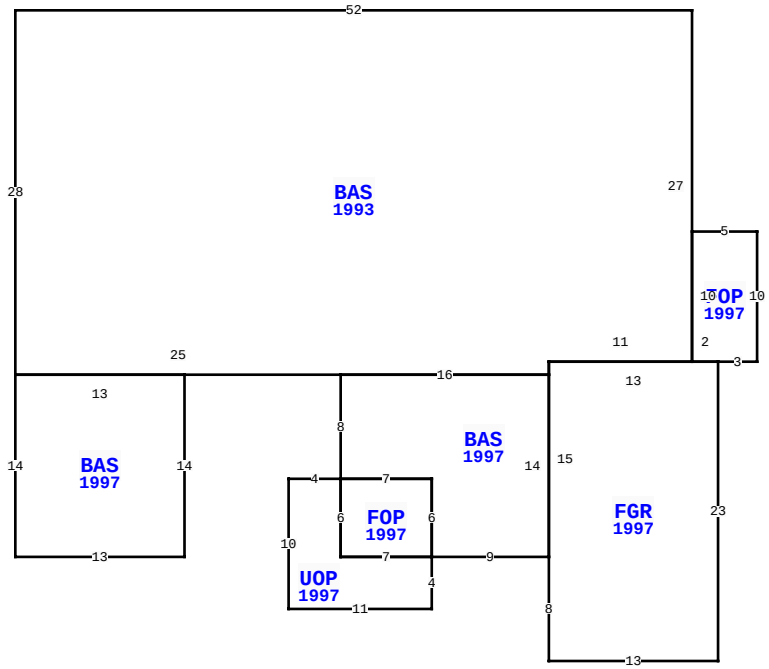
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1993	1,445	71,020
BAS	182	100	1997	182	8,945
BAS	182	100	1997	182	8,945
FGR	299	55	1997	164	8,061
FOP	42	30	1997	13	639
FOP	50	30	1997	15	737
UOP	68	20	1997	14	688
TOTALS	2,268			2,015	99,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	106.9866	112.34	226,365	1959	1959	20	0	0	36.25	43.75

1 SINGLE FAM 0% - 2026 Heated Area: 1809 HX Base Yr



2850 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,035
TOTAL MARKET OB/XF VALUE	2,667
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	551,702
SOH/AGL Deduction	0
ASSESSED VALUE	551,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,702
TOTAL JUST VALUE	551,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0264	HOME RENOVATION:	110,000	05/12/2026
B969985	ADDITION	46,100	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2844/1426	2/02/2026	WD	Q	I	01	575,000
GRANTOR: DAVIS PHYLLIS E						
GRANTEE: SERCIA PETER & JENN						
0708/0411	6/29/1994	WD	Q	I		60,000
GRANTOR: WHITE STUART E & ELIZ						
GRANTEE: DAVIS STUART G & PH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 BAS=[YR=1997] S14 E13 N14 W13 $ E25 BAS=[YR=1997] S8 UOP=[YR=1997] W4 S10 E11 N4 FOP=[YR=1997] N6 W7 S6 E7 $ W7 N6 $ E7 S6 E9 FGR=[YR=1997] S8 E13N23FOP=[YR=1997] E3 N10 W5 S10 E2$ W13 S15$ N14 W16$ E16 N1 E11 N27$.

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
2	1242	WD DECK A	0	0	16	26	416.00	SF	15.50	15.50	100	1984	1984	3	20	1,290	
5	1076	TRELLIS A	0	0	12	18	216.00	SF	7.50	7.50	100	2005	2005	3	85	1,377	

LAND DESCRIPTION

TOTAL OB/XF 2,667

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	0		R-2	75.00	115.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS