

BLOCK 1 LOT 4
IN OR 788/1650
BUCKS FDNA BEACH #2 PB 3/17

BURKE JOHN J III & LISA ANN
PO BOX 15226
FERNANDINA BEACH, FL 32035-3104

2026

00-00-31-114B-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		2 100
Occupancy	0P	OWNER/PART 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	630	100	2000	630	82,366
FGR	232	55	2000	128	16,735
FST	20	55	2000	11	1,438
FUS	630	100	2000	630	82,366
HXB	618	100	2000	618	80,797
HXB	630	100	2000	630	82,366
HXG	220	55	2000	121	15,820
HXP	12	30	2000	4	523
HXP	120	30	2000	36	4,707
HXU	32	55	2000	18	2,353
TOTALS	3,342			2,866	374,697

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0940	SHEDS/PORT

1 DUPLEX 49.79% - 2001

Heated Area: 2508

HX Base Yr 2001

2840 1ST AVE A&B, FERNANDINA BEACH

** This building has 12 Sub-Areas

2840 1ST AVE				A&B, FERNANDINA BEACH				XF DATE			LAND DATE		05/08/2025		MLU	
								INC DATE			AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
160.00		SF	30.00	30.00	100	2004	2004	3	20	960						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		374,697	
TOTAL MARKET OB/XF VALUE		960	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		675,657	
SOH/AGL Deduction		361,997	
ASSESSED VALUE		313,660	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		262,249	
TOTAL JUST VALUE		675,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		668,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B034174	XFOB	2,000	11/20/2003
B2000561	NEW CONSTR	146,369	03/27/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0788/1650	4/01/1997	WD	Q	V	
GRANTOR: GRIZZARD RALPH E JR					SALE PRICE
GRANTEE: BURKE JOHN J III &					26,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W15 HXB=[YR=2000] W2 HXP=[YR=2000] N10 W12 S10 E12 \$ W13 S16 HXP=[YR=2000] S4 E3 N4 W3 \$ E3 S4 W3 S22 HXU=[YR=2000] S8 E4 HXG=[YR=2000] S12 E11 FGR=[YR=2000] E11 N12 FST=[YR=2000] E4 N5 W4 S5 \$ N5 E4 N3 W15 S20 \$ N20 W11 S8 \$ N8 W4 \$ E15 N42 \$ S42 E15 N42 \$ PTR= E15 HXB=[YR=2000] E15 FUS=[YR=2000] E2 UOP=[YR=2000] N10 E13 S10 W13\$ E13 S10 UOP=[YR=2000] E4 S17 W4 N17 \$ S32 W15 N42\$ S42 W15 N42 \$ W15 \$.					

LAND DESCRIPTION										TOTAL OB/XF 960									
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
1	000800	C	MULTI-FAMILY	100		R-2	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000		