BLOCK 1 LOT 8
BUCKS FDNA BEACH #2 PB 3/17

BIRKITT PROPERTIES LLC
86124 PRESERVE PLACE
YULEE, FL 32097

2026

00-00-31-114B-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

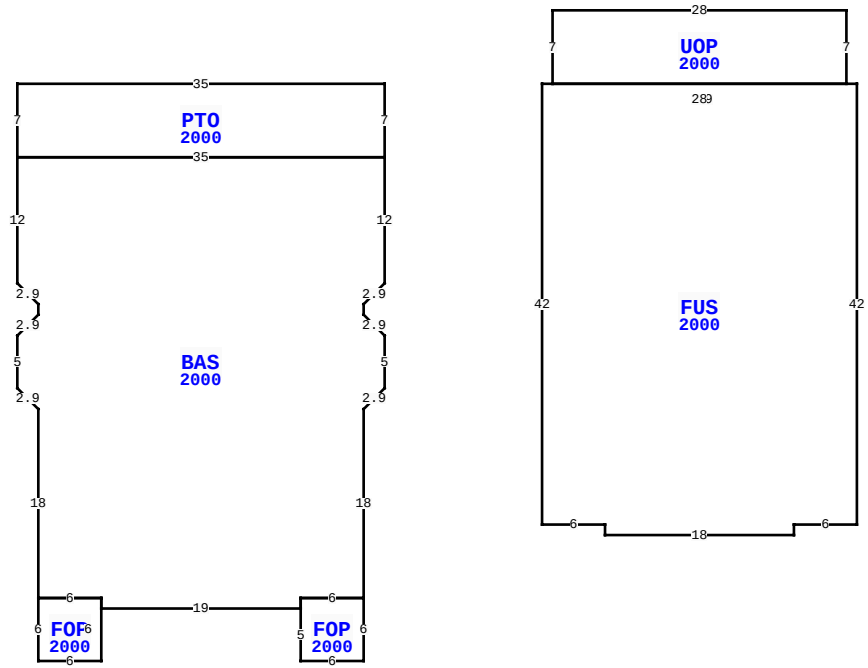
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	2000	1,401	187,461
FOP	36	30	2000	11	1,472
FOP	36	30	2000	11	1,472
FUS	1,278	100	2000	1,278	171,003
PTO	245	5	2000	12	1,606
UOP	196	20	2000	39	5,219
TOTALS	3,192			2,752	368,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,752	110.0160	152.92	420,836	2000	2000	0	0	0	12.50	87.50

1 DUPLEX 0% - 0 Heated Area: 2679 HX Base Yr



2808 1ST AVE A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	368,232
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	668,232
SOH/AGL Deduction	175,919
ASSESSED VALUE	492,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,313
TOTAL JUST VALUE	668,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	655,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991681	NEW CONSTR	166,874	11/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2876/1252	6/17/2026	TD	U	I	11	100
GRANTOR: POISAL SEBASTIAN JR &						
GRANTEE: BIRKITT PROPERTIES						
2604/1671	11/17/2022	WD	U	I	11	100
GRANTOR: BIRKITT FAYE SMITH						
GRANTEE: POISAL SEBASTIAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W35 S7 BAS=[YR=2000] S12 R2 D2 S1 L2 D2 S5 R2 D2 S18 FOP=[YR=2000] S6 E6 N6 W6$ E6 S1 E19 FOP=[YR=2000] S5 E6N6 W6 S1$ N1 E6 N18 R2 U2 N5 L2 U2 N1 R2 U2 N12 W35$ E35 N7$ PTR=E15 FUS=[YR=2000] E1 UOP=[YR=2000] N7 E28 S7 W28$ E29 S42W6 S1 W18 N1 W6 N42$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS