BLOCK 2 LOT 2 (EX S-2)
BUCKS FDNA BEACH #2 PB 3/17

JONES DAVID L & JULIE W
2754 1ST AVE A
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0002-0020

BUILDING CHARACTERISTICS

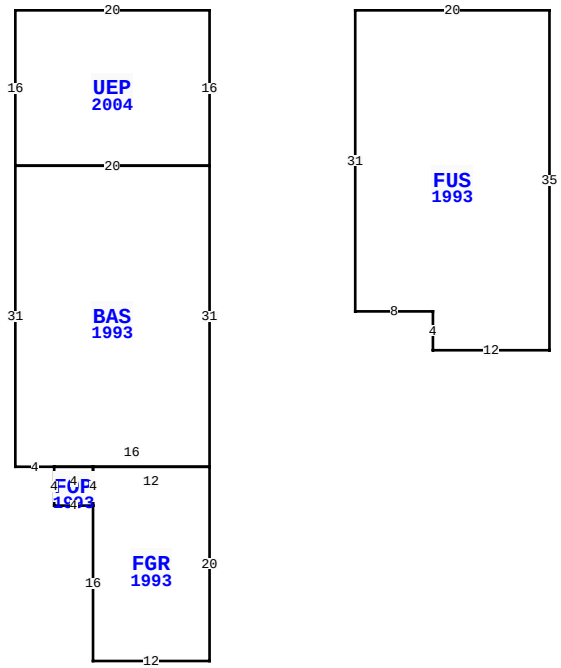
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	620	100	1993	620	111,617
FGR	240	55	1993	132	23,764
FOP	16	30	1993	5	900
FUS	668	100	1993	668	120,259
UEP	320	60	2004	192	34,565
TOTALS	1,864			1,617	291,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,617	205.8258	216.12	349,466	1988	1988	0	0	0	16.70	83.30

1 TOWNHOUSE 100% - 2026 Heated Area: 1288 HX Base Yr 2026



2754 1ST AVE A, 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		291,105
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		441,105
SOH/AGL Deduction		0
ASSESSED VALUE		441,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		389,694
TOTAL JUST VALUE		441,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174040	HARDISIDE	5,147	12/27/2017
20101943	REMODEL	3,000	11/09/2010
B033046	ADDITION	14,000	05/03/2003
B020128	REPAIR/RRF	4,000	01/30/2002
M012447	H/AC	2,000	11/07/2001
4663	NEW CONSTR	78,400	01/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2839/529	12/23/2025	WD	U	I	11	100
GRANTOR: DJ LOCKER LLC						
GRANTEE: JONES DAVID L & JUL						
2688/1102	12/13/2023	WD	Q	I	01	475,000
GRANTOR: HUGHES R THOMAS						
GRANTEE: DJ LOCKER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UEP 2004= W20 S16 BAS=[YR=1993] S31 E4 FOP=[YR=1993] S4 E4 FGR=[YR=1993] S16 E12 N20 W12 S4 $ N4 W4$E16 N31 W20 $ E20 N16 $ PTR= E15 FUS=[YR=1993] E20 S35 W12 N4 W8 N31 $ 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	100		R-2	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS