BLOCK 2 N1/2 OF LOT 3
DECLARATION OF UNITY OF TITLE
IN OR 575/560 & OR 663/1366

SNYDER MARLIES J
2744 1ST AVE A
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0002-0031

BUILDING CHARACTERISTICS

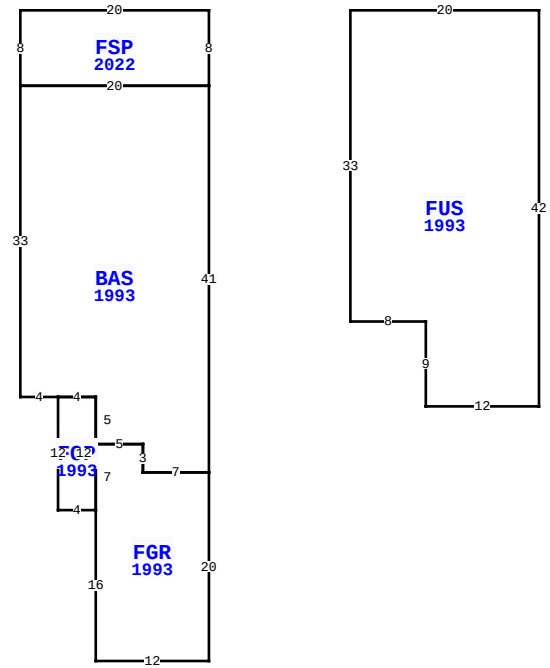
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	741	100	1993	741	127,576
FGR	255	55	1993	140	24,103
FOP	48	30	1993	14	2,410
FSP	160	40	2022	64	11,019
FUS	768	100	1993	768	132,225
TOTALS	1,972			1,727	297,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,727	195.5000	205.28	354,519	1989	1989	0	0	0	16.13	83.87

1 TOWNHOUSE 100% - 2024 Heated Area: 1509 HX Base Yr 2024



2744 1ST AV A, 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		297,335
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		447,335
SOH/AGL Deduction		0
ASSESSED VALUE		447,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,924
TOTAL JUST VALUE		447,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060132	REPAIR/RRF	1,200	01/20/2006
20042253	REPAIR/RRF	2,000	12/03/2004
B969536	REPAIR/RRF	800	01/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1600	11/28/2022	WD	Q	I	01	510,000
GRANTOR: SMITH SCOTTIE E & WIL						
GRANTEE: SNYDER MARLIES J						
2082/0191	10/20/2016	QC	U	I	11	100
GRANTOR: KNOX SCOTTIE E						
GRANTEE: SMITH SCOTTIE E & W						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 S8 BAS=[YR=1993] S33 E4 FOP=[YR=1993] S12E4 FGR=[YR=1993] S16 E12 N20 W7 N3 W5 S7$N12 W4$ E4 S5 E5 S3 E7 N41 W20$ E20 N8$ PTR= E15 FUS=[YR=1993] E20 S42 W12 N9 W8 N33$ 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