BLOCK 3 S1/2 OF LOT 4
BUCKS FDNA BEACH 2 PB 3/17

RENEWED LIFE CHRISTIAN SANCTUARY TRUST/KUJAWA KATA
2666 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0040

BUILDING CHARACTERISTICS

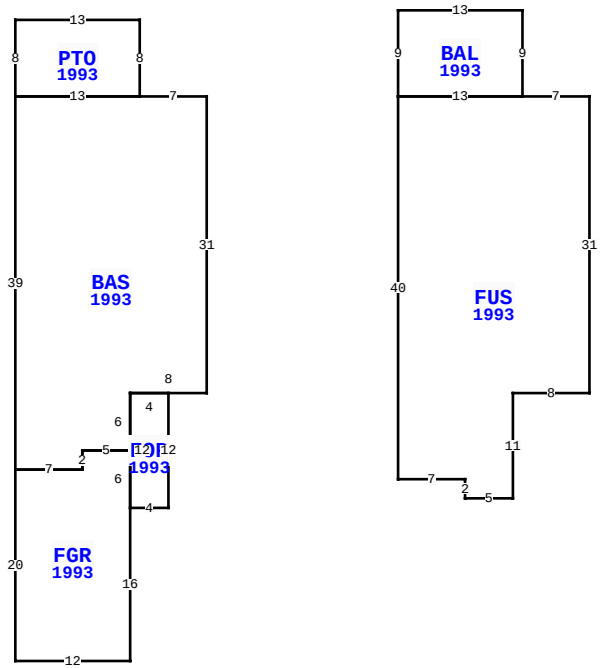
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
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
BAL	117	15	1993	18	3,188
BAS	706	100	1993	706	125,043
FGR	250	55	1993	138	24,442
FOP	48	30	1993	14	2,480
FUS	738	100	1993	738	130,711
PTO	104	5	1993	5	886
TOTALS	1,963			1,619	286,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,619	182.4525	191.58	310,168	1989	2009	0	0	0	7.55	92.45

1 TOWNHOUSE 100% - 2023 Heated Area: 1444 HX Base Yr 2023



2666 1ST AVE B, 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		286,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		436,750
SOH/AGL Deduction		0
ASSESSED VALUE		436,750
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,339
TOTAL JUST VALUE		436,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080678	XFOB	5,000	04/25/2008
20071645	REPAIR/RRF	6,300	08/30/2007
5535	NEW CONSTR	110,880	08/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1037	1/16/2024	QC	U	I	11	100
GRANTOR: KUJAWA KATARZYNA B						
GRANTEE: RENEWED LIFE CHRIST						
2426/1608	1/19/2021	WD	Q	I	01	349,900
GRANTOR: PEACE LIVING TRUST						
GRANTEE: KUJAWA KATARZYNA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N8 W13 S8 E13$ W13 S39 FGR=[YR=1993] S20 E12 N16 FOP=[YR=1993] E4 N12 W4 S12$ N6 W5 S2 W7$ E7 N2 E5 N6 E8 N31$ PTR=E20 BAL=[YR=1993] N9 E13 S9 FUS=[YR=1993] E7 S31 W8 S11 W5 N2 W7 N40 E13$ W13$ W20$.

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