BLOCK 3 LOT 9
IN OR 1001/894
BUCKS FDNA BEACH 2 PB 3/17

BURAKOWSKI EDWARD J &/AYLOR PATRICIA J
2616-B 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

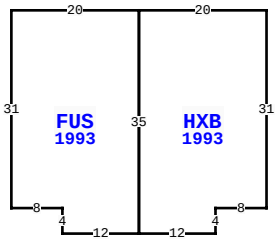
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

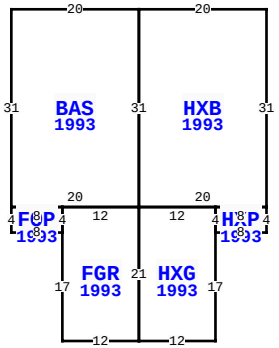
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	1993	620	76,156
FGR	252	55	1993	139	17,074
FOP	32	30	1993	10	1,229
FUS	668	100	1993	668	82,053
HXB	620	100	1993	620	76,156
HXB	668	100	1993	668	82,053
HXG	252	55	1993	139	17,074
HXP	32	30	1993	10	1,229
TOTALS	3,144			2,874	353,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,874	106.5960	148.17	425,841	1988	1988	0	0	0	17.10	82.90

1 DUPLEX 50% - 2008 Heated Area: 2576 HX Base Yr 2008





2616 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,022
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		653,022
SOH/AGL Deduction		356,551
ASSESSED VALUE		296,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,060
TOTAL JUST VALUE		653,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062663	REPAIR/RRF	4,176	12/04/2006
4734	NEW CONSTR	78,400	03/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1001/0894	8/06/2001	WD	Q	I		241,000
GRANTOR: KILLEN M KERRY & SHEL						
GRANTEE: BURAKOWSKI EDWARD &						
0535/0554	1/25/1988	WD	Q	V		20,000
GRANTOR: 1ST GUARANTY BNK& TR						
GRANTEE: KILLEN M KERRY & S						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W20 BAS=[YR=1993] W20 S31 FOP=[YR=1993] S4 E8 FGR=[YR=1993] S17 E12 HXG=[YR=1993] E12 N17 HXP=[YR=1993] E8 N4 W8 S4 $ N4 W12 S21 $ N21 W12 S4 $ N4 W8 $ E20 N31 $ S31 E20 N31 $ PTR= N15 HXB=[YR=1993] N4 E8 N31 W20 FUS=[YR=1993] W20 S31 E8 S4 E12 N35 $ S35 E12 $ S15 $.

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	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							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS