BLOCK 3 LOT 10
IN OR 877/1556
BUCKS FDNA BEACH 2 PB 3/17

VALERA CATHERINE JEAN &/LEITNER DOUGLAS AUBREY (JT
2606 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

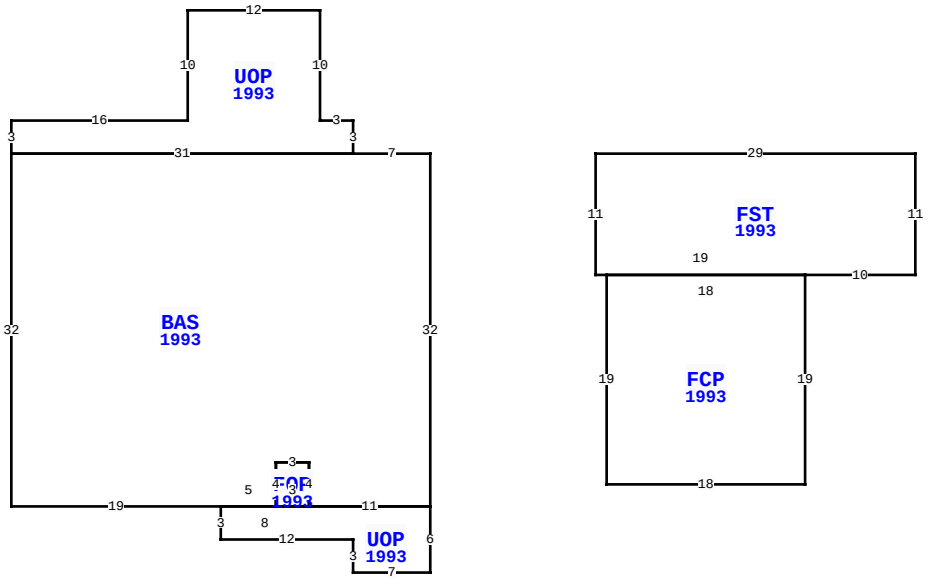
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,204	100	1993	1,204	118,424
FCP	342	25	1993	86	8,459
FOP	12	30	1993	4	394
FST	319	55	1993	175	17,213
UOP	78	20	1993	16	1,574
UOP	213	20	1993	43	4,230
TOTALS	2,168			1,528	150,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	114.2400	119.95	183,284	1989	1989	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2000 Heated Area: 1204 HX Base Yr 2000



2606 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		150,293
TOTAL MARKET OB/XF VALUE		1,114
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		451,407
SOH/AGL Deduction		288,861
ASSESSED VALUE		162,546
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,135
TOTAL JUST VALUE		451,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983214	REPAIR/RRF	5,591	02/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1556	4/07/1999	WD	Q	I		140,000
GRANTOR: WHEELER JEANETTE S						
GRANTEE: VALERA CATHERINE J						
0690/1559	10/20/1993	WD	Q	I		86,000
GRANTOR: MALEY & MCCARTHY						
GRANTEE: WHEELER BENNIE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N3 W3 N10 W12 S10 W16S3 E31$ W31 S32 E19 UOP=[YR=1993] S3 E12S3 E7 N6 W11 FOP=[YR=1993] N4 W3 S4 E3$ W8$ E5 N4 E3 S4 E11 N32$ PTR=E15 FST=[YR=1993] E29 S11 W10 FCP=[YR=1993] S19 W18 N19 E18$ W19 N11$ 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
3	0820	WOOD WALK	0	100	0	0	45.00	SF	11.75	11.75	100	1992	1992	3	40	212	
4	0820	WOOD WALK	0	100	0	0	192.00	SF	11.75	11.75	100	2000	2000	3	40	902	

LAND DESCRIPTION

TOTAL OB/XF 1,114

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	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