BLOCK 3 LOT 11
BUCKS FDNA BEACH 2 PB 3/17

SMITH JAMES BENJAMIN II
2598 B FIRST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		3 100
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

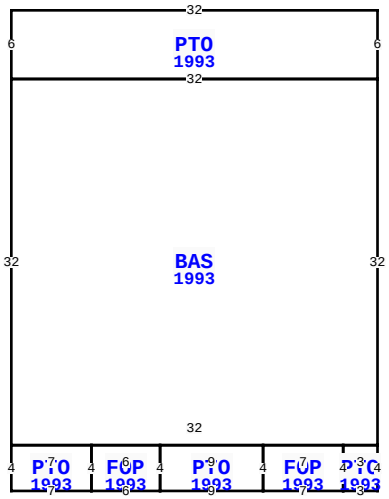
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

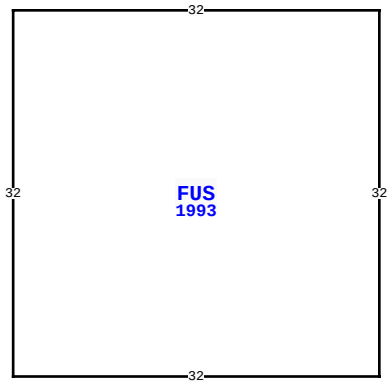
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	127,337
FOP	24	30	1993	7	870
FOP	28	30	1993	8	995
FUS	1,024	100	1993	1,024	127,337
PTO	12	5	1993	1	124
PTO	28	5	1993	1	124
PTO	36	5	1993	2	249
PTO	192	5	1993	10	1,244
TOTALS	2,368			2,077	258,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,077	106.8200	148.48	308,393	1979	1989	0	0	0	16.25	83.75

1 DUPLEX 0% - 0 Heated Area: 2048 HX Base Yr





2598 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	258,279
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	558,399
SOH/AGL Deduction	5,793
ASSESSED VALUE	552,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,606
TOTAL JUST VALUE	558,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060757	H/AC	1,450	04/13/2006
B010138	ADDITION	16,000	01/30/2001
8165	REMODEL	5,180	02/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/1525	7/28/2025	QC	U	I	11	100
GRANTOR: FRANKLIN VALERIE N						
GRANTEE: SMITH JAMES BENJAMI						
2458/1513	5/04/2021	WD	Q	I	01	375,000
GRANTOR: KRONBACH GEORGE						
GRANTEE: SMITH JAMES BENJAMI						

BUILDING NOTES

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	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1986	1986	3	20	120	

BUILDING DIMENSIONS

PTO=[YR=1993] W32 S6 BAS=[YR=1993] S32 PTO=[YR=1993] S4 E7 FOP=[YR=1993] E6 PTO=[YR=1993] E9 FOP=[YR=1993] E7 PTO=[YR=1993] E3 N4 W3 S4 $ N4 W7 S4 $ N4 W9 S4 $ N4 W6 S4 $ N4 W7 $ E32 N32 W32 $ E32 N6 $ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 120

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	0		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