BLOCK 3 LOT 12
BUCKS FDNA BEACH 2 PB 3/17

FRANKLIN VALERIE N
2590 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

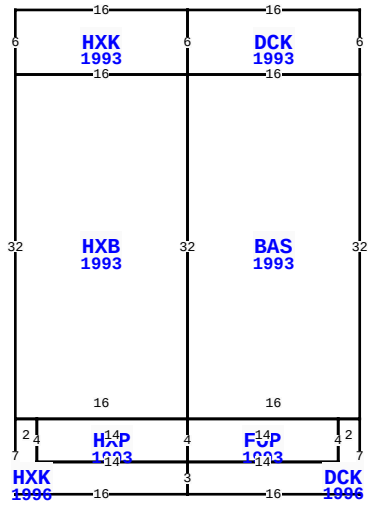
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

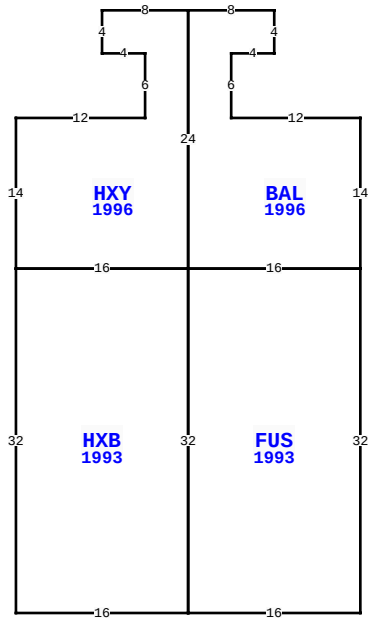
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	280	15	1996	42	5,339
BAS	512	100	1993	512	65,092
DCK	96	10	1993	10	1,271
DCK	56	10	1996	6	762
FOP	56	30	1993	17	2,161
FUS	512	100	1993	512	65,092
HXB	512	100	1993	512	65,092
HXB	512	100	1993	512	65,092
HXK	96	10	1993	10	1,271
HXK	56	10	1996	6	762
TOTALS	3,024			2,198	279,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,198	112.4060	156.24	343,416	1979	1985	0	0	0	18.63	81.37

1 DUPLEX 50% - 2026 Heated Area: 2048 HX Base Yr 2026





** This building has 12 Sub-Areas

2590 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		279,438
TOTAL MARKET OB/XF VALUE		132
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		579,570
SOH/AGL Deduction		42,336
ASSESSED VALUE		537,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		485,823
TOTAL JUST VALUE		579,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042103	REPAIR/RRF	3,000	11/10/2004
B959245	REPAIR/RRF	2,080	08/14/1995
6784	REPAIR/RRF	900	10/22/1991
6740	REMODEL	5,400	09/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2809/290	7/31/2025	QC	U	I	11	100
GRANTOR: SMITH JAMES B II						
GRANTEE: FRANKLIN VALERIE N						
2091/1961	12/29/2016	WD	Q	I	01	350,000
GRANTOR: COARSEY DEBBIE R						
GRANTEE: SMITH JAMES B II &						

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	100	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	55	132	

BUILDING DIMENSIONS

HXB=[YR=1993;ORIG=-32,6] S32 E16 N32 W16 $
BAS=[YR=1993;ORIG=0,38] N32 W16 S32 E16 $
FUS=[YR=1993;ORIG=52,14] S32 W16 N32 E16 $
HXB=[YR=1993;ORIG=36,46] W16 N32 E16 S32 $
HXY=[YR=1996;ORIG=20,0] E12 N6 W4 N4 E8 S24 W16 N14 $
BAL=[YR=1996;ORIG=36,-10] E8 S4 W4 S6 E12 S14 W16 N24 $
DCK=[YR=1993;ORIG=0,0] W16 S6 E16 N6 $
HXK=[YR=1993;ORIG=-16,0] W16 S6 E16 N6 $
HXK=[YR=1996;ORIG=-32,38] S7 E16 N3 W14 N4 W2 $
DCK=[YR=1996;ORIG=-16,45] E16 N7 W2 S4 W14 S3 $
HXP=[YR=1993;ORIG=-16,38] W14 S4 E14 N4 $
FOP=[YR=1993;ORIG=-16,42] E14 N4 W14 S4 $

LAND DESCRIPTION

TOTAL OB/XF 132

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 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