BLOCK 4 LOT 7
IN OR 765/207
BUCKS FDNA BCH 2 PB 3/17

FUNDERBURK JEFFREY W & MARCIA
1612 COPELAND STREET
JACKSONVILLE, FL 32204

2026

00-00-31-114B-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

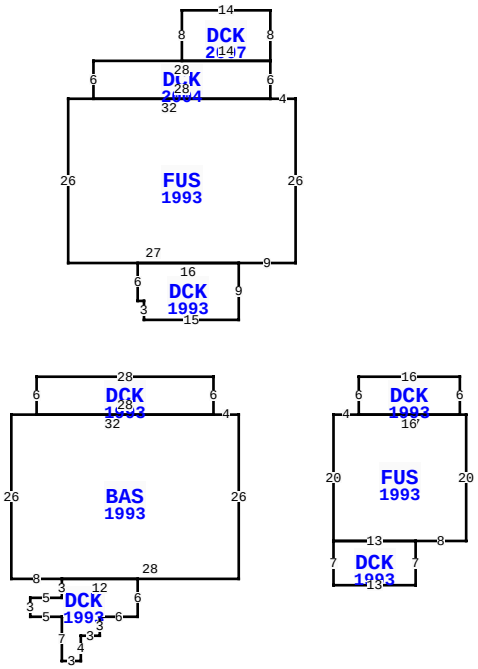
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	936	100	1993	936	111,873
DCK	91	10	1993	9	1,076
DCK	96	10	1993	10	1,196
DCK	117	10	1993	12	1,434
DCK	141	10	1993	14	1,674
DCK	168	10	1993	17	2,032
DCK	168	10	2004	17	2,032
DCK	112	10	2007	11	1,314
FUS	420	100	1993	420	50,200
FUS	936	100	1993	936	111,873
TOTALS	3,185			2,382	284,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,382	104.8600	145.76	347,200	1981	1981	0	0	0	18.00	82.00

1 DUPLEX 0% - 0 Heated Area: 2292 HX Base Yr



2518 1ST AVE, FERNANDINA BEACH

BLD DATE	03/26/2008 DJ	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	284,704
TOTAL MARKET OB/XF VALUE	1,908
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	586,612
SOH/AGL Deduction	160,997
ASSESSED VALUE	425,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,615
TOTAL JUST VALUE	586,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100696	REPAIR/RRF	950	04/28/2010
20062240	H/AC	4,600	09/27/2006
20061414	XFOB	842	06/22/2006
B041483	REMODEL	1,000	08/17/2004
B969934	REPAIR/RRF	1,400	07/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0207	7/15/1996	WD	Q	I		110,000
GRANTOR: KNAPP JANET E						
GRANTEE: FUNDERBURK JEFFREY						
0341/0088	7/01/1981	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 DCK=[YR=1993] N6 W28 S6 E28 $ W32 S26 E8 DCK=[YR=1993] S3 W5 S3 E5 S7 E3 N4 E3 N3 E6 N6 W12 $ E28 N26 $ PTR= N15 DCK=[YR=1993] N9 FUS=[YR=1993] E9 N26 W4 DCK=[YR=2004] N6 DCK=[YR=2007] N8 W14 S8 E14$ W28S6 E28 $ W32 S26 E27 $ W16 S6 E1 S3 E15 $ S15 $ PTR= E15 FUS=[YR=1993] E4 DCK=[YR=1993] N6 E16 S6 W16 $ E17 S20 W8 DCK=[YR=1993] S7 W13 N7 E13 $ W13 N20 $ 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
1	1242	WD DECK A	0	0	0	0	184.00	SF	10.00	10.00	100	1981	1981	3	20	368	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,908

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