BLOCK 4 LOT 8
IN OR 2183/135
BUCKS FDNA BEACH 2 PB 3/17

MATZ RAYMOND CHARLES JR & JULIE
2510 FIRST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0004-0080

BUILDING CHARACTERISTICS

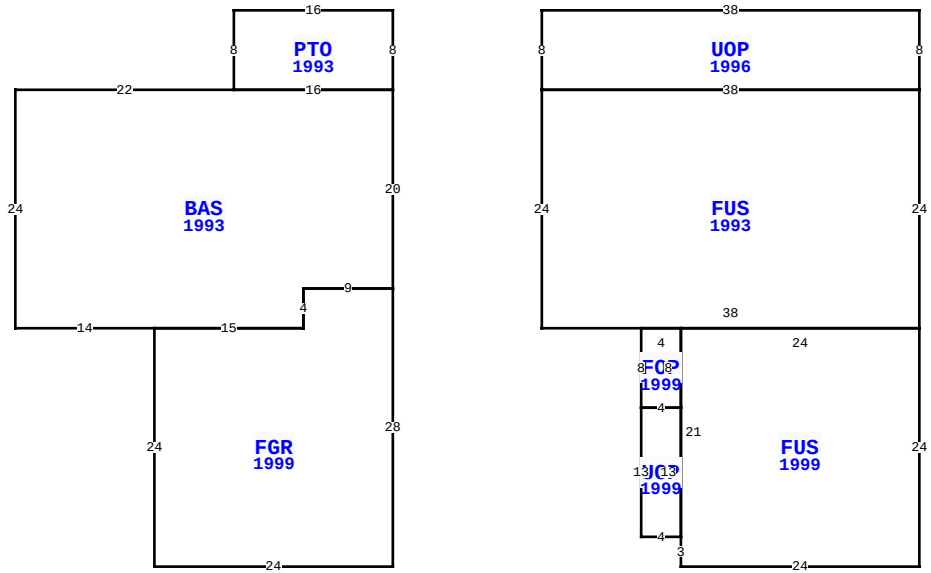
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	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	876	100	1993	876	80,978
FGR	612	55	1999	337	31,152
FOP	32	30	1999	10	924
FUS	912	100	1993	912	84,306
FUS	576	100	1999	576	53,246
PTO	128	5	1993	6	554
UOP	304	20	1996	61	5,639
UOP	52	20	1999	10	924
TOTALS	3,492			2,788	257,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,788	107.0400	112.39	313,343	1976	1986	0	0	0	17.75	82.25

1 SINGLE FAM 100% - 2020 Heated Area: 2364 HX Base Yr 2020



2510 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,725
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		557,725
SOH/AGL Deduction		245,323
ASSESSED VALUE		312,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,991
TOTAL JUST VALUE		557,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052515	ELEC OTHER	3,000	08/24/2005
B990630	REPAIR/RRF	1,950	06/11/1999
B990009	REMODEL	63,200	03/10/1999
B969774	REPAIR/RRF	950	04/24/1996
7371	REPAIR/RRF	1,500	10/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0135	3/12/2018	WD	Q	I	01	335,000
GRANTOR: MCDOWELL DEBRA CAROL						
GRANTEE: MATZ RAYMOND CHARLE						
1311/1599	4/22/2005	PR	Q	I	01	100
GRANTOR: MCDOWELL DEBRA CAROL						
GRANTEE: MCDOWELL DEBRA CARO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W16 S8 BAS=[YR=1993] W22 S24 E14 FGR=[YR=1999] S24 E24 N28 W9 S4 W15 $ E15 N4 E9 N20 W16 $ E16 N8 $ PTR= E15 UOP=[YR=1996] E38 S8 FUS=[YR=1993] S24 FUS=[YR=1999] S24 W24 N3 UOP=[YR=1999] N13 FOP=[YR=1999] N8 W4 S8 E4 $ W4 S13 E4$ N21 E24 $ W38 N24 E38 $ W38 N8 $ 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

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	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