BLOCK 4 LOT 9
BUCKS FDNA BEACH #2 PB 3/17

WEST RAYMOND C/WEST DONNA P
2500 1ST AVE APT A
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0004-0090

BUILDING CHARACTERISTICS

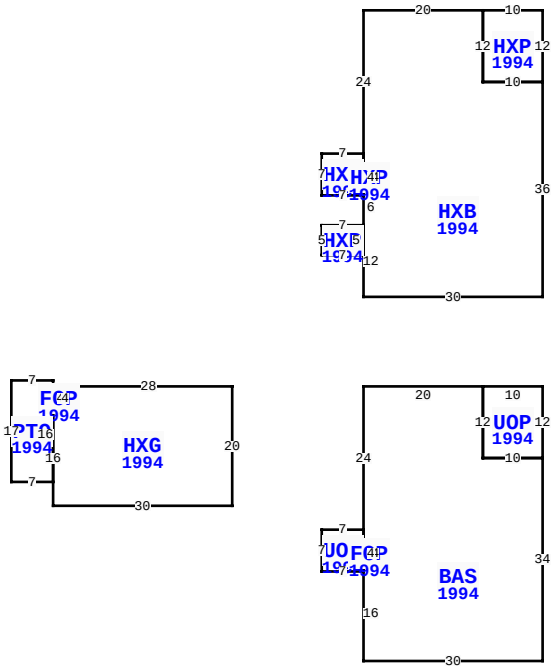
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,252	100	1994	1,252	160,031
FOP	8	30	1994	2	256
FOP	8	30	1994	2	256
HXB	1,312	100	1994	1,312	167,700
HXG	592	55	1994	326	41,669
HXP	8	30	1994	2	256
HXP	35	30	1994	10	1,278
HXP	49	30	1994	15	1,917
HXP	120	30	1994	36	4,602
PTO	119	5	1994	6	767
TOTALS	3,672			2,997	383,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,997	105.0920	146.08	437,802	1994	2000	0	0	0	12.50	87.50

1 DUPLEX 56.75% - 2018 Heated Area: 2564 HX Base Yr 2018



** This building has 12 Sub-Areas

2500 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,077
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		683,077
SOH/AGL Deduction		335,068
ASSESSED VALUE		348,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,598
TOTAL JUST VALUE		683,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7698	NEW CONSTR	121,000	05/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1863	10/05/2023	QC	U	I	11	100
GRANTOR: WEST RAYMOND C						
GRANTEE: WEST RAYMOND C						
2177/0972	2/19/2016	QC	U	I	11	100
GRANTOR: WEST DONNA P & RAYMON						
GRANTEE: WEST RAYMOND C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W10 BAS=[YR=1994] W20 S24 UOP=[YR=1994] W7 S7 E7 N1 FOP=[YR=1994] E2 N4 W2 S4 $ N6 $ S2 E2 S4 W2 S16 E30 N34 W10 N12 $ S12 E10 N12 $ PTR= W52 HXG=[YR=1994] W28 FOP=[YR=1994] W2 PTO=[YR=1994] N1 W7 S17 E7 N16 $ S4 E2 N4 $ S4 W2 S16 E30 N20 $ E52 $ PTR= N15 HXB=[YR=1994] N36 HXP=[YR=1994] N12 W10 S12 E10 $ W10 N12 W20 S24 HXP=[YR=1994] W7 S7 E7 N1 HXP=[YR=1994] E2 N4 W2 S4 $ N6 $ S2 E2 S4 W2 S6 HXP=[YR=1994] W7 S5 E7 N5 $ S12 E30 $ S15 $.

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	000800	C	MULTI-FAMILY	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