BLOCK 4 S 1/2 OF LOT 10
IN OR 814/1764
BUCKS FDNA BEACH 2 PB 3/17

BARNHART MICHAEL B
2488 B 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0004-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

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	544	100	1997	544	81,175
FOP	24	30	1997	7	1,045
FUS	544	100	1997	544	81,175
UOP	188	20	1997	38	5,670
TOTALS	1,300			1,133	169,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,133	165.2455	173.51	196,587	1997	1997	0	0	0	14.00	86.00

1 TOWNHOUSE 100% - 1998 Heated Area: 1088 HX Base Yr 1998

2488 1ST AVE B, 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		169,065
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		319,065
SOH/AGL Deduction		219,627
ASSESSED VALUE		99,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,027
TOTAL JUST VALUE		319,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121579	WTR HTR	190	08/06/2012
20090106	XFOB	7,000	01/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0814/1764	11/26/1997	WD	Q	I		93,000

GRANTOR: GERRITY JOSEPH JR
GRANTEE: BARNHART MICHAEL B

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] 188$ BAS=[YR=1997] 544$ FOP=[YR=1997] 24$
FUS=[YR=1997] 544$.

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	25.00	115.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 09/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS