BLOCK 4 LOT 12 EX S-1
IN OR 1720/1181
BUCKS FDNA BEACH 2 PB3/17

DELLE DONNE DAVID G & TERESA H
2850 EASTWIND DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-114B-0004-0120**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| 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 | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

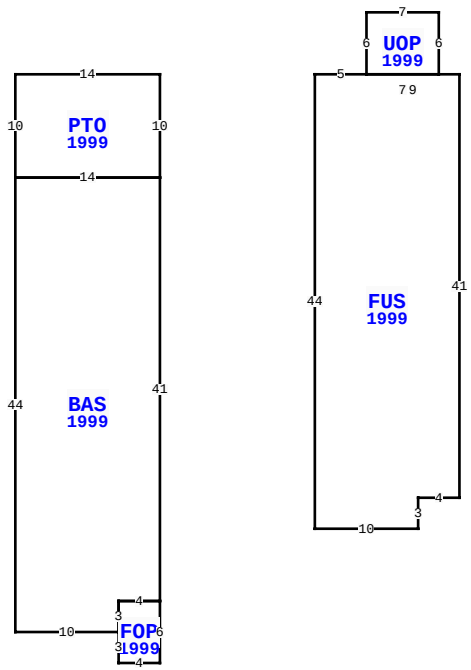
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 604 | 100 | 1999 | 604 | 89,242 |
| FOP | 24 | 30 | 1999 | 7 | 1,034 |
| FUS | 604 | 100 | 1999 | 604 | 89,242 |
| PTO | 140 | 5 | 1999 | 7 | 1,034 |
| UOP | 42 | 20 | 1999 | 8 | 1,182 |
| TOTALS | 1,414 | | | 1,230 | 181,735 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,230 | 161.7475 | 169.83 | 208,891 | 1999 | 1999 | 0 | 0 | 0 | 13.00 | 87.00 |

1 TOWNHOUSE 0% - 0 Heated Area: 1208 HX Base Yr




2468 1ST AV B, 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 | 181,735 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 301,735 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 301,735 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 301,735 |
| TOTAL JUST VALUE | 301,735 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 297,004 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B990396 | NEW CONSTR | 141,527 | 05/11/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1720/1181 | 1/20/2011 | WD | U | I | 30 | 27,197 |
| GRANTOR: HORN JAMES M & FAYE L | | | | | | |
| GRANTEE: DELLE DONNE DAVID G | | | | | | |
| 0922/0819 | 3/03/2000 | WD | Q | I | | 127,000 |
| GRANTOR: HEAD STEVE A & JOHN H | | | | | | |
| GRANTEE: HORN JAMES & FAYE & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1999] W14 S10 BAS=[YR=1999] S44 E10 FOP=[YR=1999] S3 E4 N6 W4 S3 $ N3 E4 N41 W14 $ E14 N10 $PTR= E15 FUS=[YR=1999] E5 UOP=[YR=1999] N6 E7 S6 W7 $ E9 S41 W4 S3 W10 N44 $ 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 | 0 | | R-2 | 20.00 | 125.00 | 20.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 120,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS