BLOCK 5 LOT 1 IN OR 795/1521
BUCKS FDNA BEACH # 2PB3/17

BIRKITT EDWARD N TRUST/BIRKITT EDWARD N TRUSTEE
86124 PRESERVE PLACE
YULEE, FL 32097

2026

00-00-31-114B-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

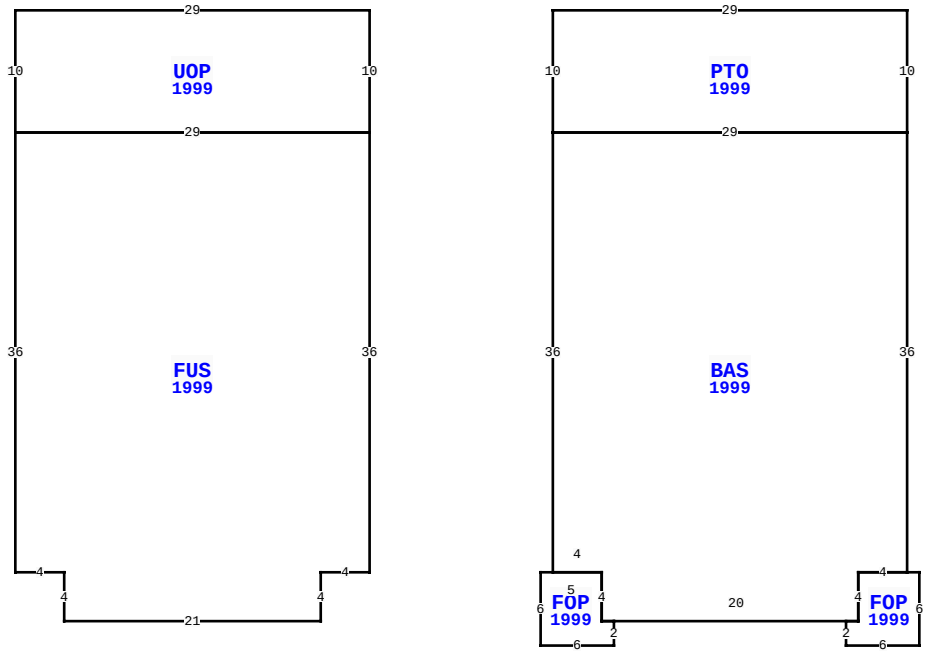
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,128	100	1999	1,128	160,021
FOP	32	30	1999	10	1,419
FOP	32	30	1999	10	1,419
FUS	1,128	100	1999	1,128	160,021
PTO	290	5	1999	14	1,986
UOP	290	20	1999	58	8,228
TOTALS	2,900			2,348	333,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,348	117.3060	163.06	382,865	1999	1999	0	0	0	13.00	87.00

1 DUPLEX 0% - 0 Heated Area: 2256 HX Base Yr



2448 1ST AVE A&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	333,093
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	633,093
SOH/AGL Deduction	165,456
ASSESSED VALUE	467,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,637
TOTAL JUST VALUE	633,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122358	ROOF	4,725	11/26/2012
20110816	H/AC	2,800	05/26/2011
B984856	NEW CONSTR	104,061	01/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/0101	11/02/2022	QC	U	I	11	100
GRANTOR: BIRKITT EDWARD N						
GRANTEE: BIRKITT EDWARD N TR						
0795/1521	6/05/1997	WD	Q	V		34,000
GRANTOR: RUSSELL EVA LOHMAN						
GRANTEE: BIRKITT EDWARD N						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W29 S10 FUS=[YR=1999] S36 E4 S4 E21 N4 E4 N36 W29 $ E29 N10 $ PTR= E15 PTO=[YR=1999] E29 S10 BAS=[YR=1999] S36 FOP=[YR=1999] E1 S6 W6 N2 E1 N4 E4 $ W4 S4 W20 FOP=[YR=1999] S2 W6 N6 E5 S4 E1 $ W1 N4 W4 N36 E29 $ W29 N10 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS