



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	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	1,080	100	1993	1,080	71,278
FOP	240	30	1993	72	4,752
FOP	240	30	1993	72	4,752
FUS	1,080	100	1993	1,080	71,278
UOP	135	20	1993	27	1,782
UOP	240	20	1993	48	3,168
UOP	240	20	1993	48	3,168
TOTALS	3,255			2,427	160,178

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	60.00	115.00	60.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,427	111.7200	155.29	376,889	1990	1990	40	0	0	17.50	42.50	
1 DUPLEX 0% - 2026 Heated Area: 2160 HX Base Yr													
2441 1ST AVE, FERNANDINA BEACH													

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

TOTAL OB/XF													
2,560													

NASSAU COUNTY PROPERTY									
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VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					160,178				
TOTAL MARKET OB/XF VALUE					2,560				
TOTAL LAND VALUE - MARKET					360,000				
TOTAL MARKET VALUE					522,738				
SOH/AGL Deduction					0				
ASSESSED VALUE					522,738				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					522,738				
TOTAL JUST VALUE					522,738				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					662,124				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121606	FLASH	1,200	08/07/2012
20121607	ROOF	900	08/07/2012
20120343	H/AC	3,000	03/01/2012
20053226	REPAIR/RRF	4,000	12/21/2005
5603	NEW CONSTR	112,000	09/28/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2810/57	8/18/2025	WD	Q	I	01	525,000			
GRANTOR: BERGHOEFER ENTERPRISE									
GRANTEE: ALONG THE EDGE INVE									
0920/0595	2/17/2000	WD	U	I		207,000			
GRANTOR: BUCHANAN CAROL Q & CL									
GRANTEE: BERGHOEFER ENTERPRI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W40 S6 BAS=[YR=1993] S27 UOP=[YR=1993] S6 E40 N6 W40 \$ E40 N27 W40 \$ E40 N6 \$ PTR= E15 FOP=[YR=1993] E40 S6 FUS=[YR=1993] S27 FOP=[YR=1993] S6 W17 UOP=[YR=1993] S7 E7 S5 W20 N5 E8 N7 E5\$ W23 N6 E40 \$ W40 N27 E40\$ W40 N6\$ W15\$.									