

BLOCK 6 LOT 6
IN OR 1985/1447
BUCKS FDNA BEACH #2 PB 3/17

SHOWALTER NELSON MATTHEW
2387-B 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0006-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
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	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	530	100	1993	530	65,267
FOP	25	30	1993	8	985
FUS	530	100	1993	530	65,267
HXB	530	100	1993	530	65,267
HXB	530	100	1993	530	65,267
HXP	25	30	1993	8	985
UOP	36	20	1993	7	862
UOP	36	20	1993	7	862

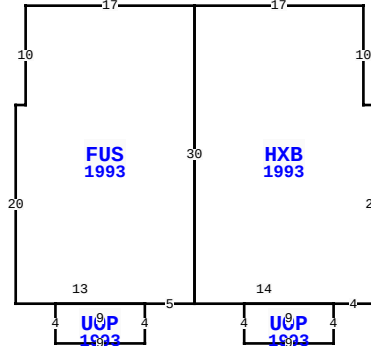
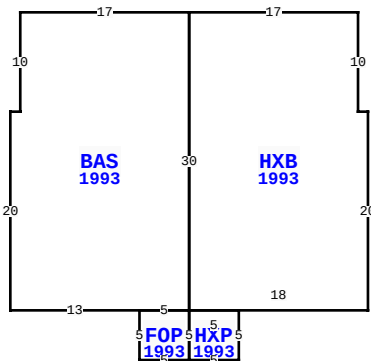
TOTALS	2,242			2,150	264,763
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	1242	WD DECK A	0 100	14	12	168.00	SF	10.00	10.00	100	1993
4	1242	WD DECK A	0 100	14	12	168.00	SF	10.00	10.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	100		R-2	60.00	115.00	60.00	FF	

REVIEW DATE	06/06/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,150	108.8780	151.34	325,381	1985	1985	0	0	0 18.63	81.37
1 DUPLEX 49.67% - 1998 Heated Area: 2120 HX Base Yr 1998											



2387 1ST AVE A&B, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		264,763	
TOTAL MARKET OB/XF VALUE		672	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		625,435	
SOH/AGL Deduction		382,438	
ASSESSED VALUE		242,997	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		191,586	
TOTAL JUST VALUE		625,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		616,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0		27,600	01/10/2024
20052980	REMODEL	1,000	11/08/2005
20042226	REPAIR/RRF	3,000	11/29/2004
7453	XFOB	700	12/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1985/1447	6/05/2015	QC	U	I	11
GRANTOR: SHOWALTER NELSON & MA					
GRANTEE: SHOWALTER NELSON MA					
0796/0600	6/12/1997	WD	Q	I	
GRANTOR: COX MARK E & STEPHEN					
GRANTEE: SHOWALTER NELSON MA					

BUILDING NOTES											
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BUILDING DIMENSIONS
HXB=[YR=1993] W1 N10 W17 BAS=[YR=1993] W17 S10 W1 S20 E13
FOP=[YR=1993] S5 E5 HXP=[YR=1993] E5 N5 W5 S5 \$ N5 W5 \$ E5
N30 \$ S30 E18 N20 \$ PTR= E20 FUS=[YR=1993] E17 HXB=[YR=1993]
E17 S10 E1 S20 W4 UOP=[YR=1993] S4 W9 N4 E9 \$ W14 N30 \$ S30
W5 UOP=[YR=1993] S4 W9 N4 E9 \$ W13 N20 E1 N10 \$ W20 \$.