BLOCK 7 LOT 7 & PT OF LOT 6
IN OR 2632/191
BUCKS FDNA BEACH 2 PB 3/17

NESTEROV DMITRY & LIDIA
2509 1ST AVENUE UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

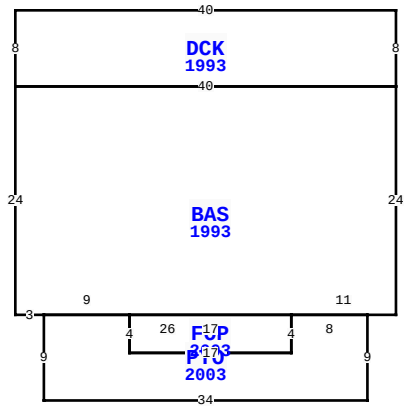
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

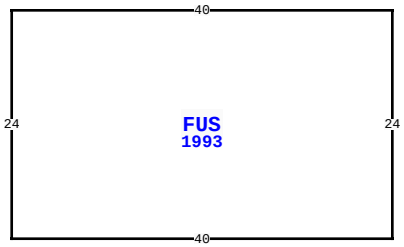
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,028	100	1993	1,028	142,334
DCK	320	10	1993	32	4,431
FOP	68	30	2003	20	2,769
FUS	960	100	1993	960	132,919
PTO	306	5	2003	15	2,076
TOTALS	2,682			2,055	284,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,055	118.5800	164.83	338,726	1983	1993	0	0	0	16.00	84.00

1 DUPLEX 100% - 2024 Heated Area: 1988 HX Base Yr 2024





2509 1ST AVE, 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		284,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		644,530
SOH/AGL Deduction		84,532
ASSESSED VALUE		559,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		508,587
TOTAL JUST VALUE		644,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033060	REPAIR/RRF	4,000	05/07/2003
B022025	REPAIR/RRF	1,000	11/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/191	4/13/2023	WD	Q	I	01	585,000
GRANTOR: DEAL JOANNA C L/E						
GRANTEE: NESTEROV DMITRY & L						
2573/0345	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W40 S8 BAS=[YR=1993] S24 E3 PTO=[YR=2003] S9 E34 N9 W8 FOP=[YR=2003] S4 W17 N4 E17$ W26$ E9 S4 E17 N4 E11 N24 W40$ E40 N8$ PTR= E15 FUS=[YR=1993] E40 S24 W40 N24$ 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	000800	C	MULTI-FAMILY	100		R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS