BLOCK 7 LOT 8
IN OR 2163/1839
BUCKS FDNA BEACH 2 PB 3/17

MATHEWS MICHAEL CALVIN & LISA D
923 WESTGATE DRIVE
JACKSONVILLE, FL 32221

2026

00-00-31-114B-0007-0080

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

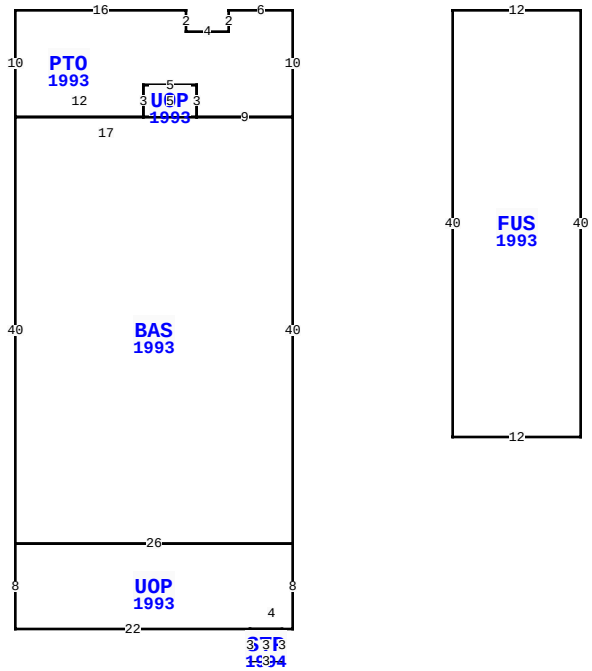
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	98,551
FUS	480	100	1993	480	45,485
PTO	237	5	1993	12	1,137
STP	9	10	1994	1	95
UOP	15	20	1993	3	284
UOP	208	20	1993	42	3,980
TOTALS	1,989			1,578	149,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	114.2400	119.95	189,281	1983	1983	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1520 HX Base Yr



2493 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	149,532
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	509,532
SOH/AGL Deduction	102,341
ASSESSED VALUE	407,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,191
TOTAL JUST VALUE	509,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610010	REPAIR/RRF	11,433	08/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/1839	11/17/2017	QC	U	I	11	47,500
GRANTOR: MATHEWS MICHAEL CALVI						
GRANTEE: MATHEWS MICHAEL CAL						
0780/0731	12/23/1996	WD	Q	I		95,000
GRANTOR: MORGAN ROBERT S & SUS						
GRANTEE: MATHEWS MICHAEL CAL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W6 S2 W4 N2 W16 S10 BAS=[YR=1993] S40 UOP=[YR=1993] S8 E22 STP=[YR=1994] S3E3N3W3$ E4 N8 W26$ E26 N40 W9 UOP=[YR=1993] N3 W5 S3 E5 $ W17$ E12 N3 E5 S3 E9 N10$ PTR= E15 FUS=[YR=1993] E12 S40 W12 N40$ 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	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS