BLOCK 7 LOT 9
IN OR 1173/1145
BUCKS FDNA BEACH = 2PB3/17

EUSTATHIADES ZOE
65 ROOKERY VIEW DR
MIDWAY, GA 31320-4957

2026

00-00-31-114B-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

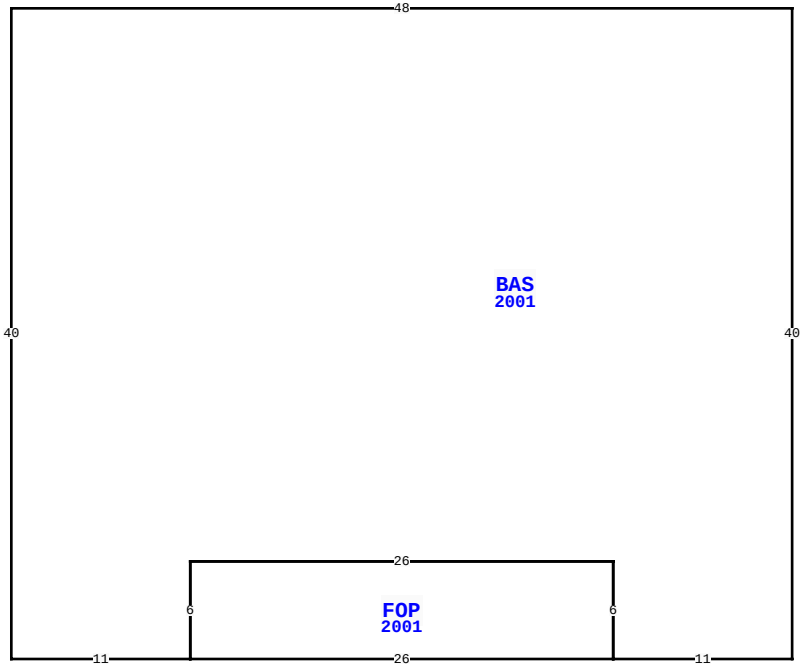
DOR CODE 0800 MULTI-FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	2001	1,764	253,273
FOP	156	30	2001	47	6,748
TOTALS	1,920			1,811	260,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,811	114.4500	159.09	288,112	1987	2005	0	0	0	9.75	90.25

1 DUPLEX 0% - 0 Heated Area: 1764 HX Base Yr



2483 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	260,021
TOTAL MARKET OB/XF VALUE	766
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	620,787
SOH/AGL Deduction	192,000
ASSESSED VALUE	428,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,787
TOTAL JUST VALUE	620,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091033	ELEC OTHER	350	08/05/2009
20090990	REPAIR/RRF	9,400	07/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/1145	9/19/2003	WD	Q	I		199,500
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: EUSTATHIADES ZOE						
1043/1034	3/14/2002	WD	Q	I		160,000
GRANTOR: BROWNING HOWARD						
GRANTEE: NASSAU RURAL PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S40 E11 FOP=[YR=2001] E26 N6 W26 S6 $ N6 E26 S6 E11 N40 $.

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
2	1242	WD DECK A	0	0	20	6	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
3	0820	WOOD WALK	0	0	28	4	112.00	SF	11.75	11.75	100	1999	1999	3	40	526	

LAND DESCRIPTION

TOTAL OB/XF 766

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	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 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