BLOCK 8 LOT 1
BUCKS FDNA BEACH =2PB3/17
IN OR 135 PG 536

PEAT DAVID W & LISA M
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

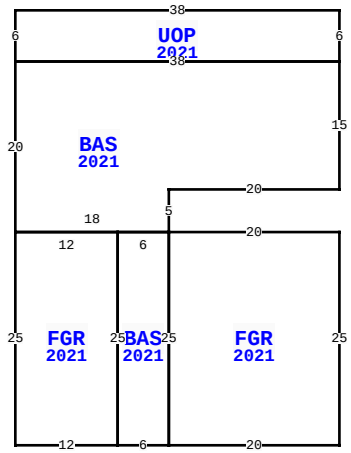
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

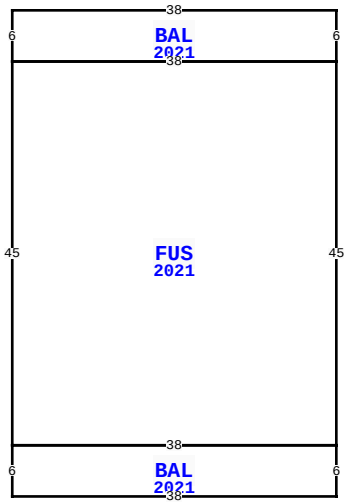
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	228	15	2021	34	5,467
BAL	228	15	2021	34	5,467
BAS	150	100	2021	150	24,119
BAS	660	100	2021	660	106,122
FGR	300	55	2021	165	26,531
FGR	500	55	2021	275	44,218
FUS	1,710	100	2021	1,710	274,953
UOP	228	20	2021	46	7,396
TOTALS	4,004			3,074	494,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,074	117.4380	163.24	501,800	2021	2021	0	0	0	1.50	98.50

1 DUPLEX 0% - 0 Heated Area: 2520 HX Base Yr





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

2691 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	494,273
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	854,273
SOH/AGL Deduction	0
ASSESSED VALUE	854,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	854,273
TOTAL JUST VALUE	854,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	859,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190632	CO ISSUED	0	01/30/2021
20190632	NEW CONSTR	353,111	03/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/0654	7/16/2019	WD	Q	V	02	175,000

GRANTOR: EUNICE VERDIE L
GRANTEE: PEAT DAVID W & LISA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W38 S6 BAS=[YR=2021] S20 FGR=[YR=2021] S25 E12 BAS=[YR=2021] E6 FGR=[YR=2021] E20 N25 W20 S25 $ N25 W6 S25 $ N25 W12 $ E18 N5 E20 N15 W38 $ E38 N6 $ PTR= E30 BAL=[YR=2021] E38 S6 FUS=[YR=2021] S45 BAL=[YR=2021] S6 W38 N6 E38 $ W38 N45 E38 $ W38 N6 $ W30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	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 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