BLOCK 8 LOT 2
BUCKS FDNA BEACH =2PB3/17

WEINBERG JEFFREY N & PATRICIA
2683 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0008-0020

BUILDING CHARACTERISTICS

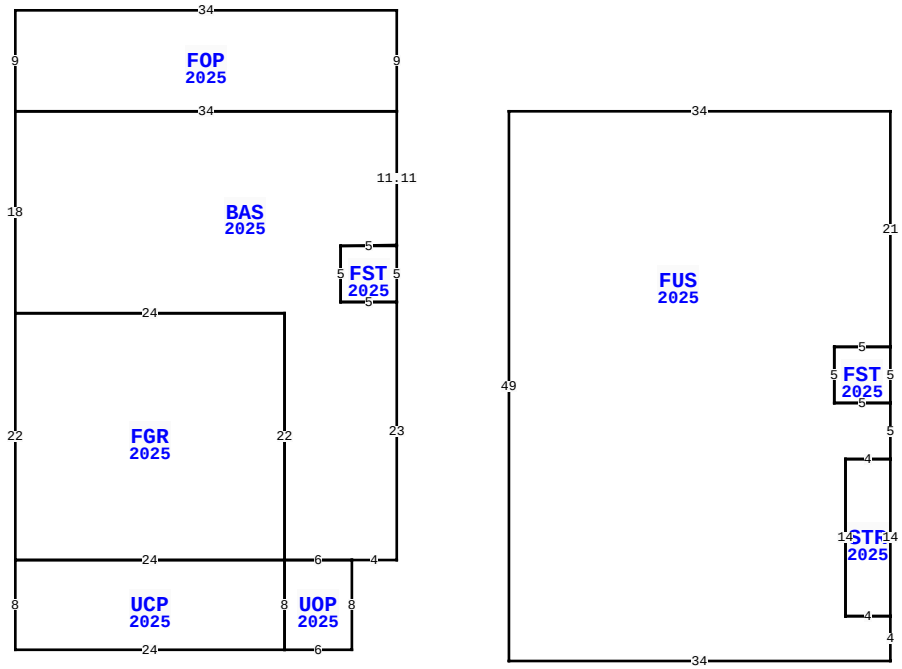
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	807	100	2025	807	145,817
FGR	528	55	2025	290	52,400
FOP	306	30	2025	92	16,623
FST	25	55	2025	14	2,530
FST	25	55	2025	14	2,530
FUS	1,585	100	2025	1,585	286,394
STR	56	10	2025	6	1,084
UCP	192	20	2025	38	6,866
UOP	48	20	2025	10	1,807
TOTALS	3,572			2,856	516,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,856	108.8520	180.69	516,051	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2392 HX Base Yr 2026



2683 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		516,051
TOTAL MARKET OB/XF VALUE		15,200
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		891,251
SOH/AGL Deduction		0
ASSESSED VALUE		891,251
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		839,840
TOTAL JUST VALUE		891,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		880,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230040			06/21/2024
2023-0040	2393 COND		05/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0278	4/27/2020	WD	Q	V	01	175,000
GRANTOR: EUNICE VERDIE L						
GRANTEE: WEINBERG JEFFREY N						
0135/0536	11/21/1972	WD	Q	V	01	0
GRANTOR: BUCK & BUCK INC						
GRANTEE: EUNICE C.M JR & VER						

BUILDING NOTES

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
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2025	2024		100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-50,0] W34 S18 E24 S22 E6 E4 N23 W5 N5 U0.1R5 U11.11L0 $
FOP=[YR=2025;ORIG=-50,-9] W34 S9 E34 N9 $
FGR=[YR=2025;ORIG=-84,18] E24 S22 W24 N22 $
UCP=[YR=2025;ORIG=-84,40] E24 S8 W24 N8 $
UOP=[YR=2025;ORIG=-60,40] E6 S8 W6 N8 $
FUS=[YR=2025;ORIG=-40,0] E34 S21 W5 S5 E5 S5 W4 S14 E4 S4 W34 N49 $
FST=[YR=2025;ORIG=-55,12] E5 S5 W5 N5 $
FST=[YR=2025;ORIG=-11,21] E5 S5 W5 N5 $
STR=[YR=2025;ORIG=-10,31] E4 S14 W4 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,200

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	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 05/29/2024 BY HS Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS