BLOCK 8 LOT 3
IN OR 1687/1029
BUCKS FDNA BEACH #2 PB 3/17

GASPAR SEAN L & KIMBERLY A
2671 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

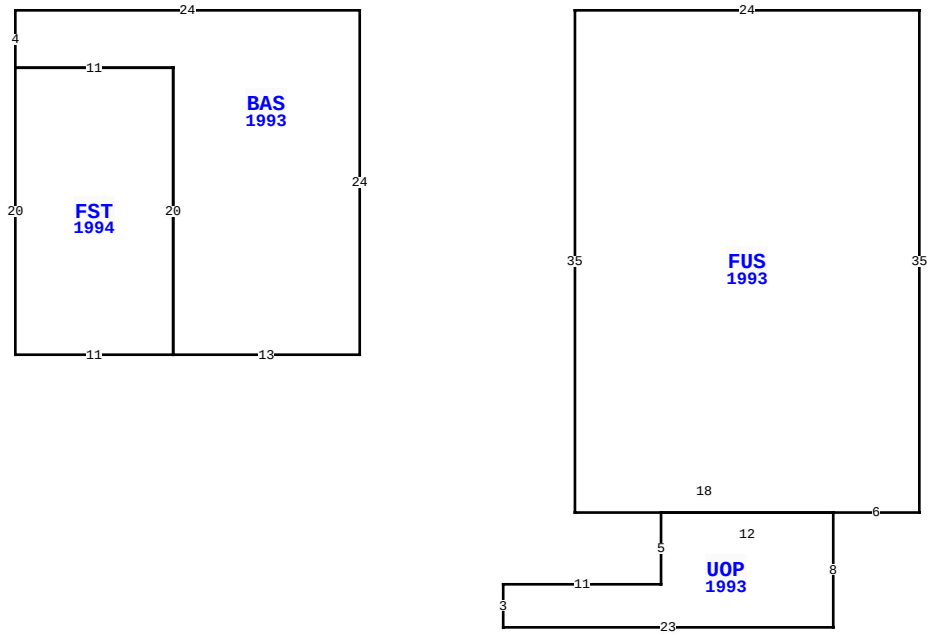
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	356	100	1993	356	29,031
FST	220	55	1994	121	9,867
FUS	840	100	1993	840	68,500
UOP	129	20	1993	26	2,120
TOTALS	1,545			1,343	109,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	107.1200	112.48	151,061	1985	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2011 Heated Area: 1196 HX Base Yr 2011



2671 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		109,519
TOTAL MARKET OB/XF VALUE		8,507
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		478,026
SOH/AGL Deduction		271,592
ASSESSED VALUE		206,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,023
TOTAL JUST VALUE		478,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110518	NEW CONSTR	2,000	04/08/2011
20060646	ELEC OTHER	500	03/30/2006
20060498	XFOB	20,125	03/13/2006
20060314	DEMOLITION	0	02/09/2006
B984417	XFOB	1,430	10/23/1998
5124	XFOB	1,500	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1687/1029	7/01/2010	WD	Q	I	02	220,000
GRANTOR: JONES SANDRA K						
GRANTEE: GASPAR SEAN L & KIM						
1436/0319	8/09/2006	QC	Q	I	01	100
GRANTOR: JONES ROBERT ALLEN						
GRANTEE: JONES SANDRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S4 FST=[YR=1994] S20 E11 N20 W11$ E11 S20 E13 N24$ PTR= E15 FUS=[YR=1993] E24 S35 W6 UOP=[YR=1993] S8 W23 N3 E11 N5 E12 $ W18 N35 $ 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
3	1242	WD DECK A	0	100	0	0	848.00	SF	14.50	14.50	100	2004	2004	3	20	2,459	
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2006	2006	3	36	6,048	

LAND DESCRIPTION

TOTAL OB/XF 8,507

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 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