



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

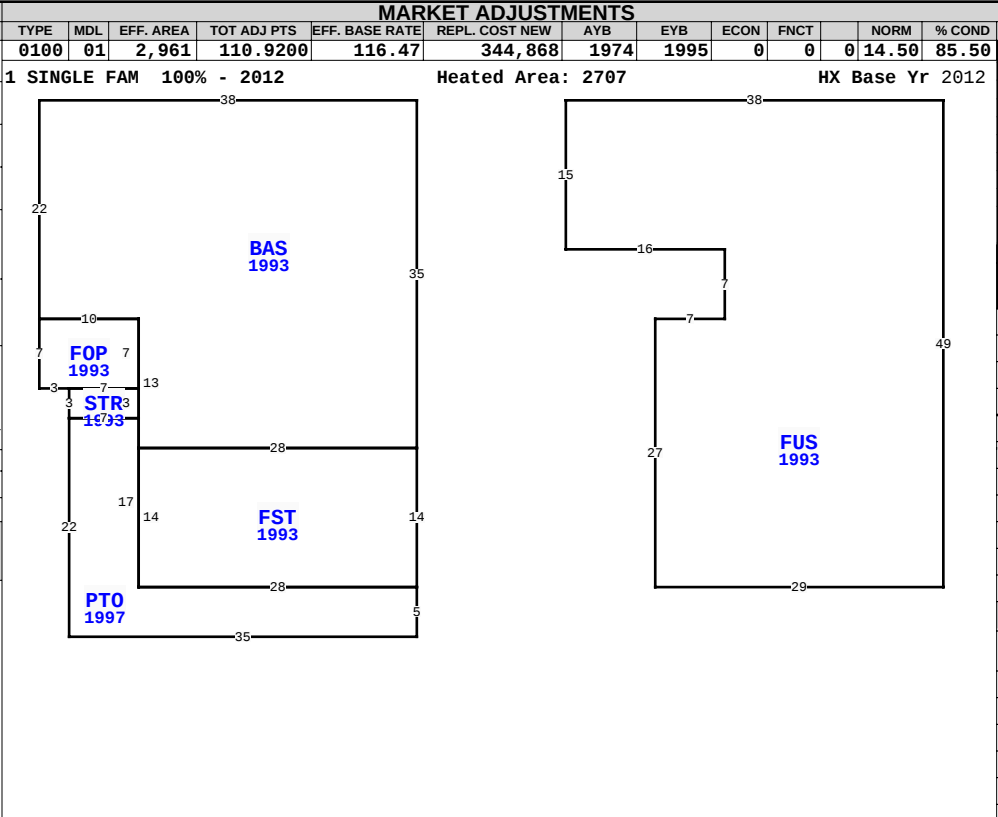
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	119,498
FOP	70	30	1993	21	2,091
FST	392	55	1993	216	21,510
FUS	1,507	100	1993	1,507	150,070
PTO	294	5	1997	15	1,494
STR	21	10	1993	2	199

TOTALS	3,484			2,961	294,862
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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1974	1974	3	31.6	1,106
3	1242	WD DECK A	0	100	0	0		170.00	SF 12.50	12.50	100	2010	2010	3	35	744
4	1242	WD DECK A	0	100	20	3		60.00	SF 12.50	12.50	100	2010	2010	3	35	263
5	1242	WD DECK A	0	100	16	16		256.00	SF 12.50	12.50	100	2010	2010	3	35	1,120

LAND DESCRIPTION			TOTAL OB/XF 3,233														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



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

2641 1ST AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		294,862	
TOTAL MARKET OB/XF VALUE		3,233	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		658,095	
SOH/AGL Deduction		350,466	
ASSESSED VALUE		307,629	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		256,218	
TOTAL JUST VALUE		658,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		656,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130796	NEW PAVERS	0	05/29/2013
20101562	H/AC	3,600	09/13/2010
20101373	REMODEL	2,000	08/17/2010
20101302	ADDITION	8,000	08/06/2010
B004	EXT INT REMOD	125,000	06/09/2010
20060756	H/AC	1,086	04/13/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2693/24	2/06/2024	LE U	I	11	
GRANTOR: DUMAS MARY M					
GRANTEE: DUMAS RACHEL DELAYE					
1682/0572	5/11/2010	WD U	I	12	178,200
GRANTOR: TAYLOR BEAN & WHITAKE					
GRANTEE: DUMAS MARY M					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W38 S22 FOP=[YR=1993] S7 E3 STR=[YR=1993] S3 PTO=[YR=1997] S22 E35 N5 FST=[YR=1993] N14 W28 S14 E28 \$ W28 N17 W7 \$ E7 N3 W7 \$ E7 N7 W10 \$ E10 S13 E28 N35 \$PTR= E15 FUS=[YR=1993] E38 S49 W29 N27 E7 N7 W16 N15 \$ W15 \$.	