BLOCK 8 LOT 7
IN OR 1623/276
BUCKS FDNA BEACH #2 PB 3/17

MCCORMAC DANIEL W & PATRICIA G
2621 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0008-0070

BUILDING CHARACTERISTICS

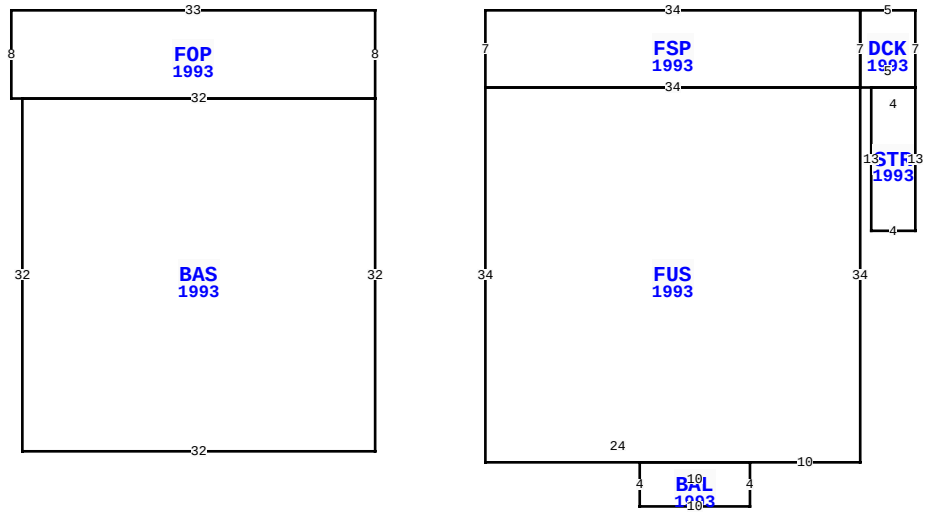
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
BAL	40	15	1993	6	620
BAS	1,024	100	1993	1,024	105,711
DCK	35	10	1993	4	413
FOP	264	30	1993	79	8,155
FSP	238	40	1993	95	9,808
FUS	1,156	100	1993	1,156	119,338
STR	52	10	1993	5	516
TOTALS	2,809			2,369	244,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	115.5000	121.28	287,312	1985	1995	0	0	0	14.88	85.12

1 SINGLE FAM 100% - 2010 Heated Area: 2180 HX Base Yr 2010



2621 1ST AVE, 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		244,560
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		606,450
SOH/AGL Deduction		371,475
ASSESSED VALUE		234,975
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,564
TOTAL JUST VALUE		606,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090853	REPAIR/RRF	4,128	07/01/2009
B9710507	REPAIR/RRF	2,500	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1623/0276	5/26/2009	WD	U	I	12	213,900
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: MCCORMAC DANIEL W &						
1607/0112	2/25/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AURORA LOAN SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W33 S8 E1 BAS=[YR=1993] S32 E32 N32 W32$ E32 N8$ PTR=E10 FSP=[YR=1993] E34 DCK=[YR=1993] E5S7 STR=[YR=1993] S13W4N13E4$W5N7$S7 FUS=[YR=1993] S34 W10 BAL=[YR=1993] S4 W10 N4 E10$ W24 N34E34$ W34 N7$ W10$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS