

HENDERSON WILLIAM W SR/MARINE KELLY
2747 1ST AVENUE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
16WD FR STUC 30

Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1043.00

TOTALS2,4131,918344,365

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320121,918189.2576198.72381,14520002005009.6590.35

HEATED AREA: 1594HX Base Yr 2024

FUS 2000BAL 2022BAS 2000FGR 2000FSP 2022

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

05/08/2025MLU

TOTAL OB/XF0

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMINUTYPEDTDPHT FACT% CONDDTOT ADJUINIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-230.00113.0030.00FFF1.001.001.006,000.006,000.00180,000

NASSAU COUNTY PROPERTYVALUATION SUMMARYPAGE 1 of 12

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE344,365TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET180,000TOTAL MARKET VALUE524,365SOH/AGL Deduction0ASSESSED VALUE524,365TOTAL EXEMPTION VALUE HX HB51,411BASE TAXABLE VALUE472,954TOTAL JUST VALUE524,365NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE519,646

PERMIT NUMDESCRIPTIONAMTISSUED

011529OTHER1,00007/06/2001

SALES DATAOFF RECORD NumberDATE TYPE INSTQUANTITYRSNCDSALE PRICE

2602/076310/31/2022WDQI01600,000

GRANTOR: WYMAN STEPHEN D & JILGRANTEE: HENDERSON WILLIAM W2017/019311/30/2015PRUI19225,000GRANTOR: TOWNSEND DANNY LEE P/GRANTEE: WYMAN STEPHEN D & JBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2000] W23 S27 FGR=[YR=2000] S21 E21 N21 FOP=[YR=2000] E2 N6 W4 S6 E2 \$ W21\$ E19 N6 E4 N21\$ PTR=E15 FUS=[YR=2000] E3 BAL=[YR=2022] N7 E10 N13 E10 S20 W20\$ E20 S37 FSP=[YR=2022] S10 W9 N7E2 N3 E7\$ W7 S3 W2 S7 W14 N47\$W15\$.