

BLOCK 9 LOT 5 (EX S-1)
IN OR 1516/151
BUCKS FDNA BEACH # 2 PB 3/17

YOUNG THOMAS J & TRACY P
129 WORTHINGTON PKWY
ST. JOHNS, FL 32259

2026

00-00-31-114B-0009-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	510	100
FOP	20	30
FUS	510	100
SFB	49	80
TOTALS	1,089	1,065

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	12	1,065	195.5170	205.29	218,634	1980	1990	0	0	0	16.75	83.25	
1 TOWNHOUSE 0% - 0 Heated Area: 1059 HX Base Yr													
SFB 1993 BAS 1993 FOP 1993 FUS 1993													
2717 1ST AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU													

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
7	0756	FEP	0	0	0	0	120.00	SF	27.00	27.00	100	2005	2005
9	1242	WD DECK A	0	0	0	0	423.00	SF	10.00	10.00	100	2007	2007

LAND DESCRIPTION													
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
1	000800	C	MULTI-FAMILY	0		R-2	31.00	115.00	31.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													2
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 182,013													
TOTAL MARKET OB/XF VALUE 1,695													
TOTAL LAND VALUE - MARKET 186,000													
TOTAL MARKET VALUE 369,708													
SOH/AGL Deduction 54,239													
ASSESSED VALUE 315,469													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 315,469													
TOTAL JUST VALUE 369,708													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 368,064													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1516/0151 8/01/2007 WD Q I 230,000													
GRANTOR: GIBSON EDWARD R													
GRANTEE: YOUNG THOMAS J & TR													
1251/0728 8/06/2004 WD Q I 300,000													
GRANTOR: MCLEOD LARRY G & SUZA													
GRANTEE: GIBSON EDWARD R													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W10 SFB=[YR=1993] N7 W7 S7 E7\$ W7 S30 FOP=[YR=1993] S4 E5 N4 W5 \$ E17 N30\$ PTR=E15 FUS=[YR=1993] E17 S30 W17 N30\$ W15\$.													
TOTAL OB/XF 1,695													
LAND VALUE 186,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													