BLOCK 10 LOT 1 & 2
IN OR 1740/376
BUCKS FDNA BEACH 2PB3/17

CROSBY ROBERT E & REBECCA L
2865 1ST AV
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-114B-0010-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | 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 |

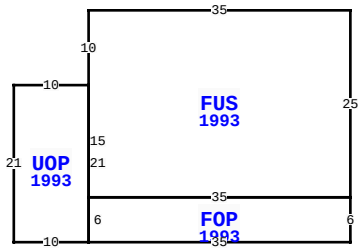
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1043.00 | | |

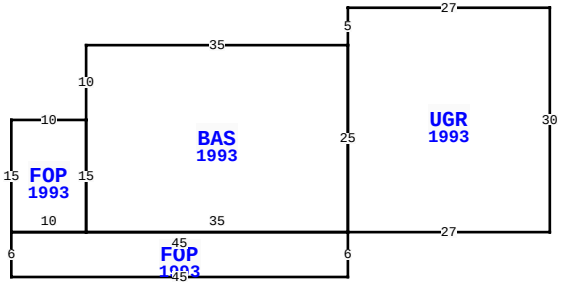
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 875 | 100 | 1993 | 875 | 75,364 |
| FOP | 150 | 30 | 1993 | 45 | 3,876 |
| FOP | 210 | 30 | 1993 | 63 | 5,426 |
| FOP | 270 | 30 | 1993 | 81 | 6,977 |
| FUS | 875 | 100 | 1993 | 875 | 75,364 |
| UGR | 810 | 45 | 1993 | 364 | 31,351 |
| UOP | 210 | 20 | 1993 | 42 | 3,617 |
| TOTALS | 3,400 | | | 2,345 | 201,975 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,345 | 121.5200 | 127.60 | 299,222 | 1967 | 1980 | 0 | 0 | 0 | 32.50 | 67.50 |

1 SINGLE FAM 100% - 2013 Heated Area: 1750 HX Base Yr 2013




2865 1ST AVE, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 201,975 |
| TOTAL MARKET OB/XF VALUE | | 54,000 |
| TOTAL LAND VALUE - MARKET | | 585,000 |
| TOTAL MARKET VALUE | | 840,975 |
| SOH/AGL Deduction | | 520,487 |
| ASSESSED VALUE | | 320,488 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 269,077 |
| TOTAL JUST VALUE | | 840,975 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 818,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121335 | WIRE POOL | 1,400 | 07/06/2012 |
| 20121152 | POOL | 34,800 | 06/15/2012 |
| 20110926 | CHNGE SRVC | 2,000 | 06/08/2011 |
| 7744 | REPAIR/RRF | 800 | 06/09/1993 |
| 7659 | REPAIR/RRF | 800 | 04/22/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1740/0376 | 5/24/2011 | TD | Q | I | 03 | 193,600 |
| GRANTOR: PENDLETON PATRICIA (S | | | | | | |
| GRANTEE: CROSBY ROBERT E & R | | | | | | |
| 0742/1240 | 10/27/1995 | WD | Q | I | 01 | 100 |
| GRANTOR: PRATT JANET B | | | | | | |
| GRANTEE: PRATT JANET B TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W27 S5 BAS=[YR=1993] W35 S10 FOP=[YR=1993] W10 S15 FOP=[YR=1993] S6 E45 N6 W45$ E10 N15$ S15 E35 N25$ S25 E27 N30$ PTR=N20 UOP=[YR=1993] N21 E10 FUS=[YR=1993] N10 E35 S25 FOP=[YR=1993] S6 W35 N6 E35$ W35 N15 $ S21 W10$ S20$.

## 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2012 | 2012 | 05 | 90 | 54,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 54,000

| 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 | 130.00 | 105.00 | 130.00 | FF | | 1.00 | 1.00 | 0.75 | 6,000.00 | 4,500.00 | 585,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 07/09/2026 BY SYS