

BLOCK 10 LOT 7 & PT OF 8
IN OR 2017/1172
BUCKS FDNA BEACH 2 PB 3/17

SMITH WILLIAM W & SCOTTIE E
93011 MARSH LANDING
FERNANDINA BEACH, FL 32034

2026

00-00-31-114B-0010-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	89,651
DCK	262	10	2012	26	2,856
FOP	63	30	1993	19	2,087
FOP	72	30	1993	22	2,417
FST	96	55	1993	53	5,823
FUS	816	100	1993	816	89,651
PTO	333	5	1993	17	1,868

TOTALS	2,458			1,769	194,352
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0940	SHEDS/PORT	0	0	14	10			30.00
5	0820	WOOD WALK	0	0	0	0			11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	110.00	100.00	110.00

REVIEW DATE	04/08/2024	BY	DJA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,769	103.5000	143.86	254,488	1973	1973	0	0	0	23.63	76.37	
1 DUPLEX 0% - 0 Heated Area: 1632 HX Base Yr													
2805 1ST AVE A&B, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU													

TOTAL OB/XF 1,178													
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	110.00	100.00	110.00	FF		1.00	1.00

TOTAL OB/XF 1,178													
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	110.00	100.00	110.00	FF		1.00	1.00

REVIEW DATE	04/08/2024	BY	DJA
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Total Acres:	0.00	Total Land Value:	561,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	194,352		
TOTAL MARKET OB/XF VALUE	1,178		
TOTAL LAND VALUE - MARKET	561,000		
TOTAL MARKET VALUE	756,530		
SOH/AGL Deduction	199,416		
ASSESSED VALUE	557,114		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	557,114		
TOTAL JUST VALUE	756,530		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	748,982		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120142	DECK REPAIR	1,500	01/27/2012
20100363	REPAIR/RRF	3,800	02/26/2010
B032519	XFOB	2,000	02/17/2003
BP4120	N/A	2,000	01/12/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2017/1172	12/01/2015	WD	Q	I	01	272,000	
GRANTOR: WONG KEEN L							
GRANTEE: SMITH WILLIAM W & S							
0927/0802	4/06/2000	WD	Q	I	01	110,000	
GRANTOR: WONG KEEN H							
GRANTEE: WONG KEEN L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=1993] W6 BAS=[YR=1993] W7 FST=[YR=1993] N12 W8 S12 E8\$ W27 S24 E13 FOP=[YR=1993] S7 E9 N7 W9\$ E21 N24\$ S24 W21 S7 E27 N31\$ PTR=E20 FUS=[YR=1993] E34 FOP=[YR=1993] E6 S8 DCK=[YR=2012] E4 S16 W4 S7 W18 N7 E12 N12 E6 N4\$ S4 W6 N12\$ S24 W34 N24\$ W20\$.													

BUILDING DIMENSIONS													
PTO=[YR=1993] W6 BAS=[YR=1993] W7 FST=[YR=1993] N12 W8 S12 E8\$ W27 S24 E13 FOP=[YR=1993] S7 E9 N7 W9\$ E21 N24\$ S24 W21 S7 E27 N31\$ PTR=E20 FUS=[YR=1993] E34 FOP=[YR=1993] E6 S8 DCK=[YR=2012] E4 S16 W4 S7 W18 N7 E12 N12 E6 N4\$ S4 W6 N12\$ S24 W34 N24\$ W20\$.													

Common:	561,000
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