LOT 3 EX S-1
DUNEWOOD SUB PB 5/182

**BENNETT ROBERT F JR/PRICE-BENNETT LESLIE ANN**
2332 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1235-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

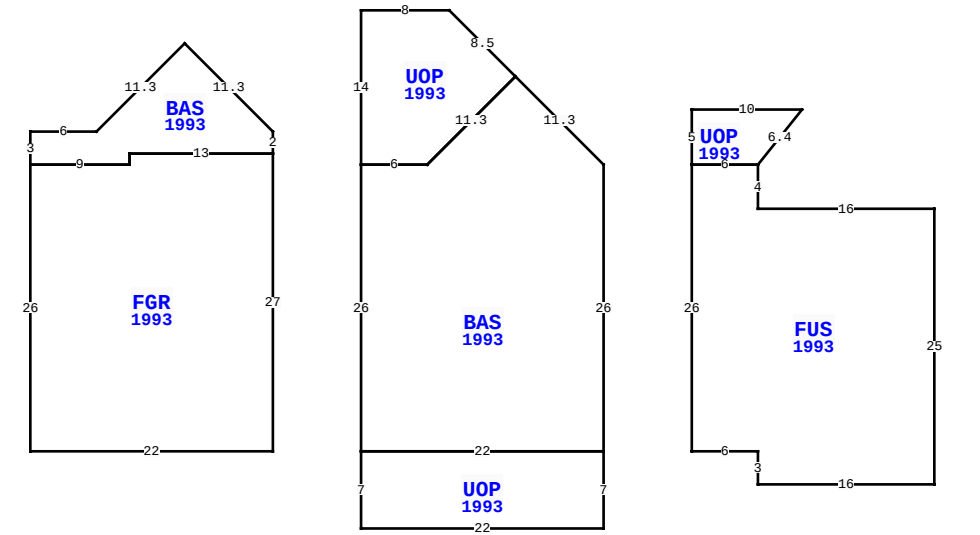
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 117 | 100 | 1993 | 117 | 15,216 |
| BAS | 636 | 100 | 1993 | 636 | 82,711 |
| FGR | 585 | 55 | 1993 | 322 | 41,876 |
| FUS | 556 | 100 | 1993 | 556 | 72,307 |
| UOP | 40 | 20 | 1993 | 8 | 1,041 |
| UOP | 146 | 20 | 1993 | 29 | 3,772 |
| UOP | 154 | 20 | 1993 | 31 | 4,031 |
| TOTALS | 2,234 | | | 1,699 | 220,953 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,699 | 147.4440 | 154.82 | 263,039 | 1993 | 1993 | 0 | 0 | 0 | 16.00 | 84.00 |

1 TOWNHOUSE 100% - 2023 Heated Area: 1309 HX Base Yr 2023




2332 1ST AV B, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,953 |
| TOTAL MARKET OB/XF VALUE | | 1,400 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 402,353 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 402,353 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 350,942 |
| TOTAL JUST VALUE | | 402,353 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 395,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121693 | HVAC | 4,225 | 08/16/2012 |
| C0102215 | H/AC | 2,000 | 01/03/2011 |
| 20010586 | OTHER | 1,000 | 04/05/2001 |
| 7348 | NEW CONSTR | 110,000 | 09/30/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2856/1660 | 3/27/2026 | WD | Q | I | 01 | 611,000 |
| GRANTOR: MCCARTHY KEVIN & VICK | | | | | | |
| GRANTEE: BENNETT ROBERT F JR | | | | | | |
| 2846/53 | 2/06/2026 | WD | U | I | 11 | 100 |
| GRANTOR: LEEK LEROY & PRISCILL | | | | | | |
| GRANTEE: MCCARTHY KEVIN & VI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=1993;ORIG=-50,10] E22 N27 W13 S1 W9 S26 $
BAS=[YR=1993;ORIG=-50,-16] E9 N1 E13 N2 U8L8 D8L8 W6 S3 $
BAS=[YR=1993;ORIG=-20,-16] S26 E22 N26 U8L8 D8L8 W6 $
UOP=[YR=1993;ORIG=-20,10] E22 S7 W22 N7 $
UOP=[YR=1993;ORIG=-20,-16] E6 U8R8 U6L6 W8 S14 $
FUS=[YR=1993;ORIG=10,-16] S26 E6 S3 E16 N25 W16 N4 W6 $
UOP=[YR=1993;ORIG=10,-16] E6 U5R4 W10 S5 $
.

### 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 70 | 1,400 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,400

| 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 | 30.00 | 109.00 | 30.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 180,000 | | | | | | | |

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