N29.80 FT OF LOT 3
IN OR 976/1376
CASE # 45-2006-DR-46

LARUE MARY
P O BOX 15081
FERNANDINA BEACH, FL 32035

2026

00-00-31-1235-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

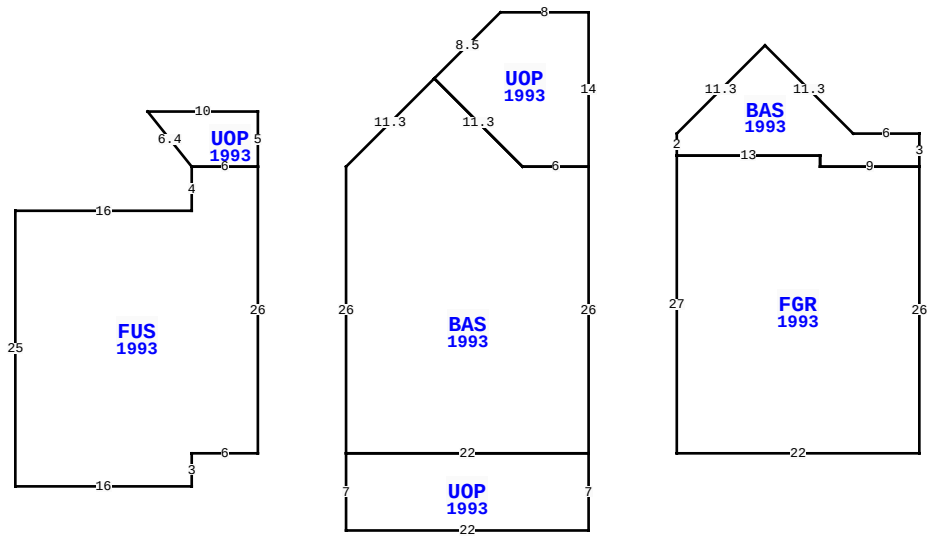
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	15,351
BAS	636	100	1993	636	83,448
FGR	585	55	1993	322	42,249
FUS	556	100	1993	556	72,951
UOP	40	20	1993	8	1,050
UOP	146	20	1993	29	3,805
UOP	154	20	1993	31	4,067
TOTALS	2,234			1,699	222,923

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	148.7640	156.20	265,384	1993	1993	0	0	0	16.00	84.00

1 TOWNHOUSE 100% - 2022 Heated Area: 1309 HX Base Yr 2022



2332 1ST AVE A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,923
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		174,000
TOTAL MARKET VALUE		398,323
SOH/AGL Deduction		2,046
ASSESSED VALUE		396,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,866
TOTAL JUST VALUE		398,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101674	H/AC	2,000	09/24/2010
B012725	REPAIR/RRF	7,000	01/02/2002
8468	REPAIR/RRF	3,550	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1376	3/20/2001	WD	Q	I		152,500
GRANTOR: CLARK HORACE B IV						
GRANTEE: PICKETT MARY JEAN						
0795/1798	6/09/1997	WD	Q	I		103,000
GRANTOR: HAMMOND MARIE T						
GRANTEE: CLARK HORACE B IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=2,-16] S26 W22 N26 U8R8 D8R8 E6 $
FGR=[YR=1993;ORIG=32,10] W22 N27 E13 S1 E9 S26 $
FUS=[YR=1993;ORIG=-28,-16] S26 W6 S3 W16 N25 E16 N4 E6 $
UOP=[YR=1993;ORIG=2,10] W22 S7 E22 N7 $
UOP=[YR=1993;ORIG=2,-16] W6 U8L8 U6R6 E8 S14 $
BAS=[YR=1993;ORIG=32,-16] W9 N1 W13 N2 U8R8 D8R8 E6 S3 $
UOP=[YR=1993;ORIG=-28,-16] W6 U5L4 E10 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	29.00	330.00	29.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	174,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 07/09/2026 BY SYS