S1/2 LOT 4
DUNEWOOD SUB PB 5/182

BAYSINGER TAMARA HIRKO
2338 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-1235-0004-0010

BUILDING CHARACTERISTICS

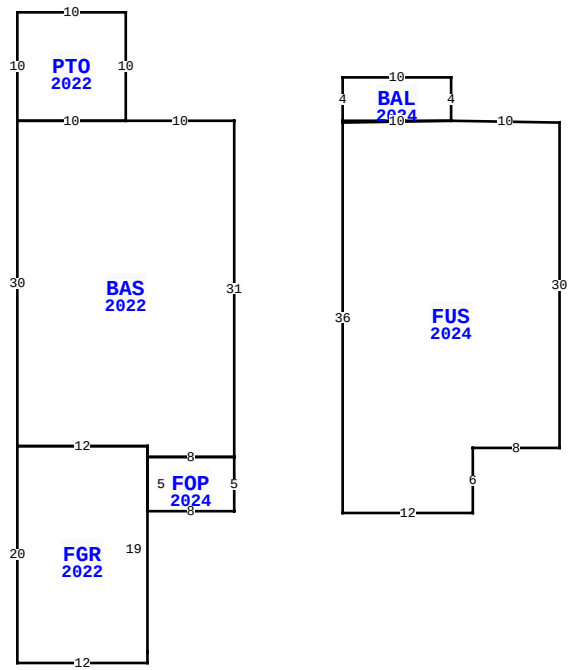
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	40	15	2024	6	600
BAS	608	100	2022	608	60,876
FGR	240	55	2022	132	13,217
FOP	40	30	2024	12	1,202
FUS	674	100	2024	674	67,484
PTO	100	5	2022	5	501
TOTALS	1,702			1,437	143,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,437	114.8160	120.56	173,245	1989	1989	0	0	0	16.95	83.05

1 TOWNHOUSE 100% - 2026 Heated Area: 1282 HX Base Yr 2026



2338 1ST AVE B, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	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		143,880
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		353,880
SOH/AGL Deduction		0
ASSESSED VALUE		353,880
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,469
TOTAL JUST VALUE		353,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2861/1959	4/17/2026	WD	Q	I	01	449,900
GRANTOR: LYNCH JAMES M & LISA						
GRANTEE: BAYSINGER TAMARA HI						
2785/467	4/23/2025	SW	Q	I	01	440,000
GRANTOR: JORJ INC						
GRANTEE: LYNCH JAMES M & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-10,0.2] S36 E12 N6 E8 N30 U0.2L10 D0.2L10 $
BAS=[YR=2022;ORIG=-20,0] W10 W10 S30 E12 S1 E8 N31 $
FGR=[YR=2022;ORIG=-40,30] S20 E12 N1 N19 W12 $
PTO=[YR=2022;ORIG=-30,0] N10 W10 S10 E10 $
FOP=[YR=2024;ORIG=-28,31] S5 E8 N5 W8 $
BAL=[YR=2024;ORIG=-10,-4] E10 S4 W10 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000310	C	TOWNHOUSE	100	0006	R-2	35.00	107.00	35.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS