TRACT 1
IN OR 1973/1757
HUTCHINS SOUTH BEACH PB 4/70

REAVIS JONATHAN & LAURA
2915 1ST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1390-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

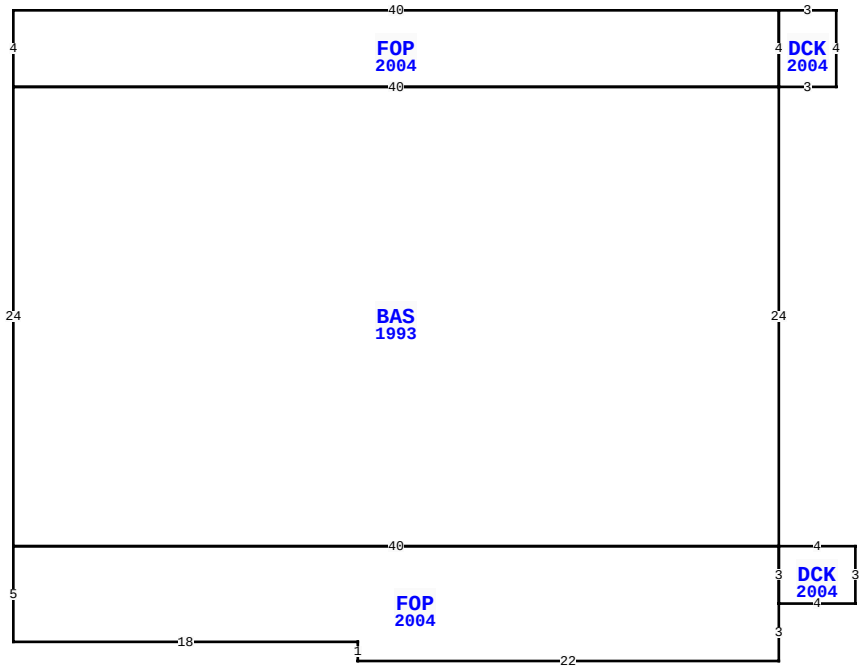
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	101,125
DCK	12	10	2004	1	106
DCK	12	10	2004	1	106
FOP	160	30	2004	48	5,056
FOP	222	30	2004	67	7,057
TOTALS	1,366			1,077	113,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	118.7200	124.66	134,259	1979	1994	0	0	0	15.50	84.50

1 SINGLE FAM 100% - 2016 Heated Area: 960 HX Base Yr 2016



2915 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		113,449
TOTAL MARKET OB/XF VALUE		1,074
TOTAL LAND VALUE - MARKET		588,000
TOTAL MARKET VALUE		702,523
SOH/AGL Deduction		486,674
ASSESSED VALUE		215,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,438
TOTAL JUST VALUE		702,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052697	XFOB	1,000	09/21/2005
20052077	XFOB	1,000	06/27/2005
B041728	REPAIR/RRF	3,000	09/24/2004
B0021379	REMODEL	2,000	08/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1973/1757	4/13/2015	WD	Q	I	01	245,000
GRANTOR: BURK JACK L & JULIA O						
GRANTEE: REAVIS JONATHAN & L						
0462/0585	7/29/1985	WD	Q	I		60,000
GRANTOR: GUEST WILLIAM I						
GRANTEE: BURK JACK L & JULIA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W3 FOP=[YR=2004] W40 S4 BAS=[YR=1993] S24 FOP=[YR=2004] S5 E18 S1 E22 N3 DCK=[YR=2004] E4 N3 W4 S3 $ N3 W40 $ E40 N24 W40 $ E40 N4 $ S4 E3 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
1	1242	WD DECK A	0	100	0	0	172.00	SF	10.00	10.00	100	2004	2004	3	20	344	
3	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2006	2006	3	22	730	

LAND DESCRIPTION

TOTAL OB/XF 1,074

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	98.00	228.00	98.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	588,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 588,000 Market: 0 Agricultural: 0 Common: 588,000 PRINTED 07/09/2026 BY SYS