TRACT 3
IN OR 1981/430
HUTCHINS SOUTH BEACH PB 4/70

ANDERSON LESLIE &/DECINA DENNIS J
7 LARAMIE TRAIL
HEWITT, NJ 07421

2026

00-00-31-1390-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

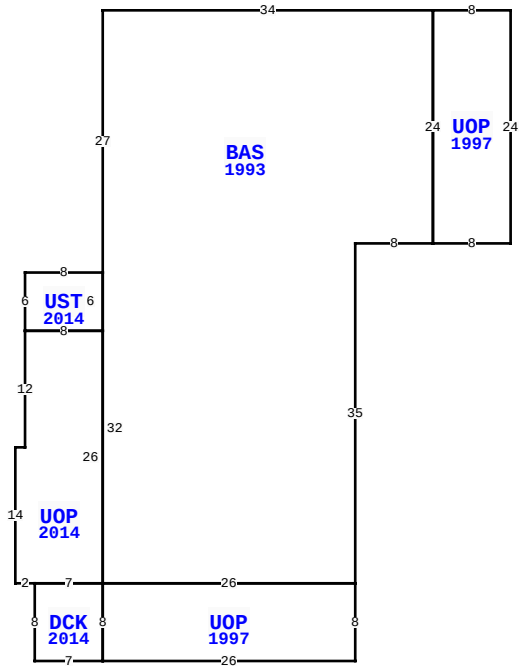
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1993	1,726	209,342
DCK	56	10	2014	6	727
UOP	192	20	1997	38	4,609
UOP	208	20	1997	42	5,094
UOP	222	20	2014	44	5,337
UST	48	45	2014	22	2,669
TOTALS	2,452			1,878	227,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,878	103.8800	144.39	271,164	1980	1990	0	0	0	16.00	84.00

1 DUPLEX 0% - 0 Heated Area: 1726 HX Base Yr



2955 1ST AVE A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,778
TOTAL MARKET OB/XF VALUE	312
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	678,090
SOH/AGL Deduction	279,441
ASSESSED VALUE	398,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,649
TOTAL JUST VALUE	678,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	668,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004327	REPAIR/RRF	1,000	11/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0430	5/20/2015	WD	Q	I	01	210,000
GRANTOR: KRONBACH JACQUELINE						
GRANTEE: ANDERSON LESLIE & D						
1608/0838	3/02/2009	WD	Q	I	01	298,000
GRANTOR: PETTINGILL MICHAEL &						
GRANTEE: KRONBACH JACQUELINE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W8 BAS=[YR=1993] W34 S27 UST=[YR=2014] W8 S6 UOP=[YR=2014] S12 W1 S14 E2 DCK=[YR=2014] S8 E7 UOP=[YR=1997] E26 N8 W26 S8$ N8 W7$ E7 N26 W8$ E8 N6$ S32 E26 N35 E8 N24 $ S24 E8 N24 $.

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
2	1242	WD DECK A	0	0	13	10	130.00	SF	10.00	10.00	100	2007	2007	3	24	312	

LAND DESCRIPTION

TOTAL OB/XF 312

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	000800	C	MULTI-FAMILY	0		R-2	75.00	200.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS