



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

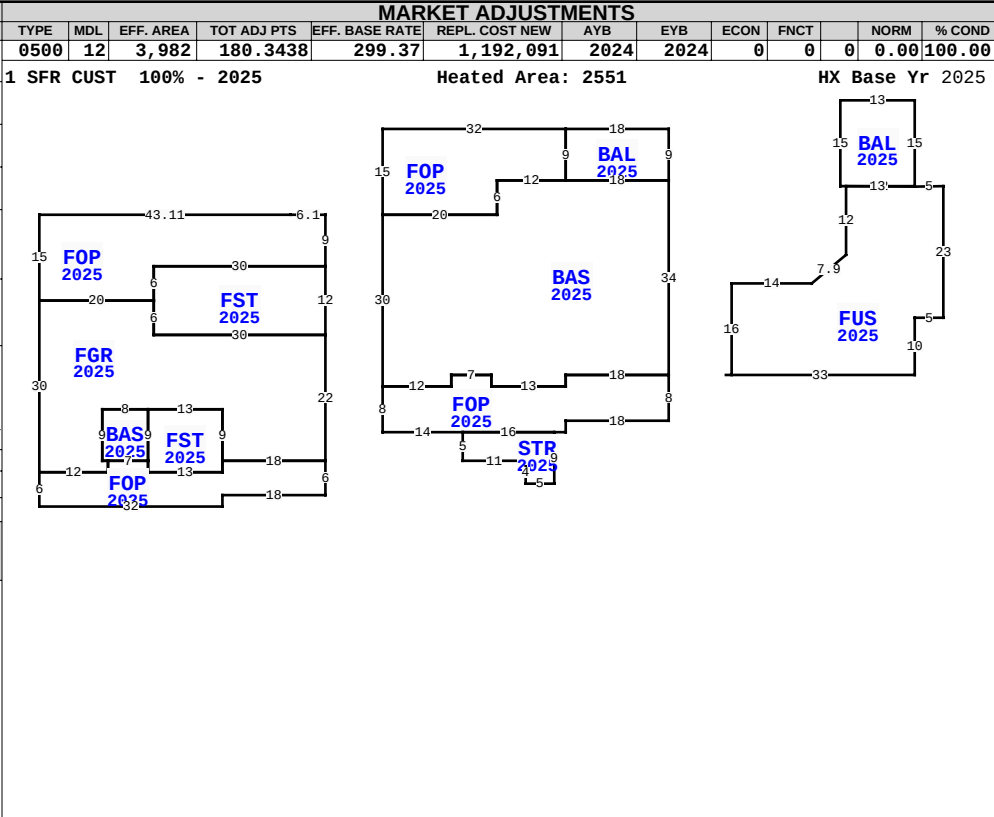
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	162	15	2025	24	7,185
BAL	195	15	2025	29	8,682
BAS	72	100	2025	72	21,555
BAS	1,630	100	2025	1,630	487,973
FGR	1,055	55	2025	580	173,635
FOP	314	30	2025	94	28,141
FOP	408	30	2025	122	36,523
FOP	414	30	2025	124	37,122
FOP	570	30	2025	171	51,192
FST	143	55	2025	79	23,650
TOTALS	6,272			3,982	1,192,091

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0501	FP-AVERAGE	0	100	0	0		2.00	UT	5,000.00		2025	2024	100	10,000	
2	0600	SUMMER KIT	0	100	0	0		1.00	UT	5,000.00		2025	2024	97	4,850	
4	0860	POOL/SPA	0	100	0	0		1.00	UT	50,000.00		2025	2024	04	50,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 13 Sub-Areas	BLD DATE	LGL DATE	05/08/2025	MLU
2969 1ST AV, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			64,850
L N	USE CODE	CLS	RES
1	000100	C	RES

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	1,192,091			
TOTAL MARKET OB/XF VALUE	64,850			
TOTAL LAND VALUE - MARKET	450,000			
TOTAL MARKET VALUE	1,706,941			
SOH/AGL Deduction	107,346			
ASSESSED VALUE	1,599,595			
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE	1,548,184			
TOTAL JUST VALUE	1,706,941			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,712,733			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222138	SWIM POOL	0	05/18/2022
20222014	NEW CONSTR	0	05/12/2022

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2785/1042	5/01/2025	LE U
GRANTOR: TZAMARAS KIMBERLY M &		
GRANTEE: TZAMARAS DIMITRIOS		
2747/1382	11/01/2024	QC U
GRANTOR: OLSEN KIMBERLY M		
GRANTEE: TZAMARAS KIMBERLY M		

BUILDING NOTES		
BAS=[YR=2025;ORIG=-30,-21] E20 N6 E12 E18 S34 W18 S2 W13 N2 W7 S2 W12 N30 \$		
FGR=[YR=2025;ORIG=-40,0] W30 N6 W20 S30 E12 N2 W1 N9 E8 E13 S9 E18 N22 \$		
FUS=[YR=2025;ORIG=30,7] E33 N10 E5 N23 D0.1L5 U0.1L12 S12 D5L6 W14 S16 \$		
FOP=[YR=2025;ORIG=-90,-6] E20 N6 E30 N9 W6.1 W43.11 S15 \$		
FOP=[YR=2025;ORIG=-30,9] E12 N2 E7 S2 E13 N2 E18 S8 W18 S2 W2 W16 W14 N8 \$		
FOP=[YR=2025;ORIG=2,-36] S9 W12 S6 W20 N15 E32 \$		
FST=[YR=2025;ORIG=-70,-12] S6 S6 E30 N12 W30 \$		
FOP=[YR=2025;ORIG=-90,24] E12 N2 E7 S2 E13 N2 E18 S6 W18 S2		