LOT 5
HICKORY RIDGE PBK 2234/596

LEVESQUE PETER R & JESSICA E
1306 FIR STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1501-0005-0000

BUILDING CHARACTERISTICS

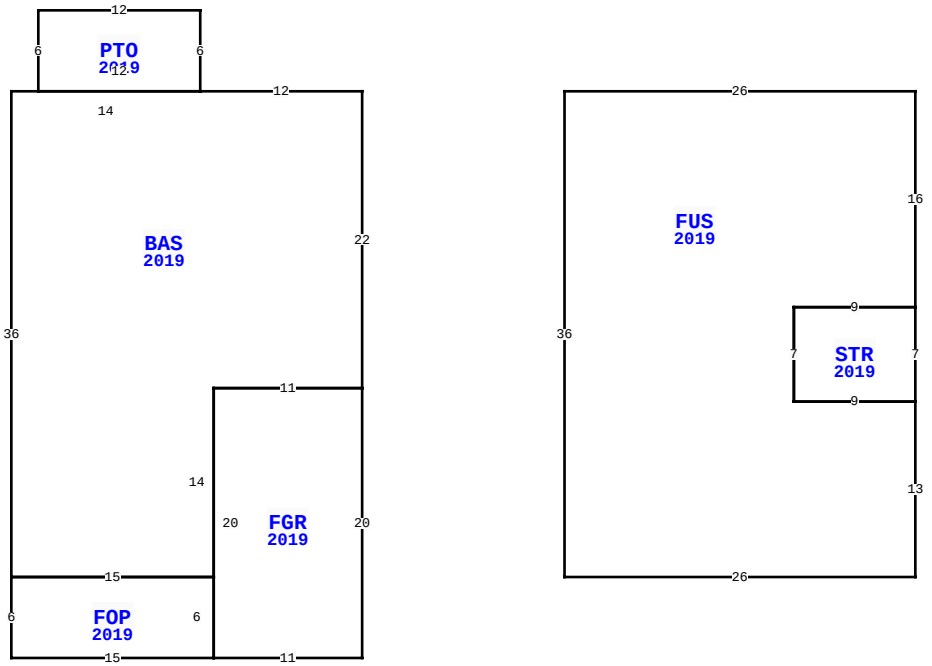
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	2019	782	147,229
FGR	220	55	2019	121	22,781
FOP	90	30	2019	27	5,084
FUS	873	100	2019	873	164,362
PTO	72	5	2019	4	753
STR	63	10	2019	6	1,130
TOTALS	2,100			1,813	341,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	138.9200	193.10	350,090	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 0 Heated Area: 1655 HX Base Yr



1306 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	341,338
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	516,338
SOH/AGL Deduction	76,284
ASSESSED VALUE	440,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,054
TOTAL JUST VALUE	516,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190358	NEW CONSTR	0	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0783	1/14/2020	WD	Q	I	02	306,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LEVESQUE PETER R &						
2250/0339	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N6 W12 S6 E12$ W14 S36 FOP=[YR=2019] S6 E15 FGR=[YR=2019] E11 N20 W11 S20$ N6 W15$ E15 N14 E11 N22$ PTR=E15 FUS=[YR=2019] E26 S16 STR=[YR=2019] W9 S7 E9 N7$ W9 S7 E9 S13 W26 N36 $ W15$.

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	000100	C	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS