N 28FT OF LOT 1
OCEAN HILLS PBK 5/372

CULLEN LAURIE LYNNE
2256 1ST AVE A
FERNANDINA BEACH, FL 32034

2026

00-00-31-155H-0001-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

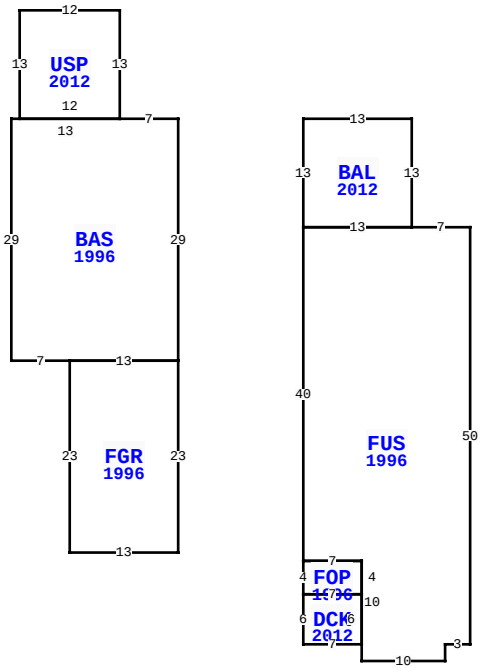
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	169	15	2012	25	4,292
BAS	580	100	1996	580	99,571
DCK	42	10	2012	4	687
FGR	299	55	1996	164	28,155
FOP	28	30	1996	8	1,373
FUS	950	100	1996	950	163,090
USP	156	30	2012	47	8,069
TOTALS	2,224			1,778	305,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,778	186.3200	195.64	347,848	1996	2000	0	0	0	12.25	87.75

1 TOWNHOUSE 100% - 2026 Heated Area: 1530 HX Base Yr 2026



2256 1ST AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
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		305,237
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		473,717
SOH/AGL Deduction		0
ASSESSED VALUE		473,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,306
TOTAL JUST VALUE		473,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011586	OTHER	3,000	07/12/2001
B969666	NEW CONSTR	136,360	03/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1621	12/03/2024	WD	Q	I	01	596,500
GRANTOR: LICHTSTEIN JASON S &						
GRANTEE: CULLEN LAURIE LYNNE						
2394/1372	9/22/2020	WD	Q	I	01	355,000
GRANTOR: FRASER ROGER D						
GRANTEE: LICHTSTEIN JASON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W7 USP=[YR=2012] N13 W12 S13 E12$ W13 S29 E7 FGR=[YR=1996] S23 E13 N23 W13$ E13 N29$ PTR=E15 BAL=[YR=2012] E13 S13 FUS=[YR=1996] E7 S50 W3 S2 W10 N2 DCK=[YR=2012] W7 N6 FOP=[YR=1996] N4 E7 S4 W7$ E7 S6$ N10 W7 N40E13$ W13 N13$ W15$.

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
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	28.00	130.00	28.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	168,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS