S 32FT OF LOT 1
IN OR 2480/844
OCEAN HILLS PBK 5/372

JOINER JANICE D & MICHAEL
2256 1ST AVE #B
FERNANDINA BEACH, FL 32034

2026

00-00-31-155H-0001-0010

BUILDING CHARACTERISTICS

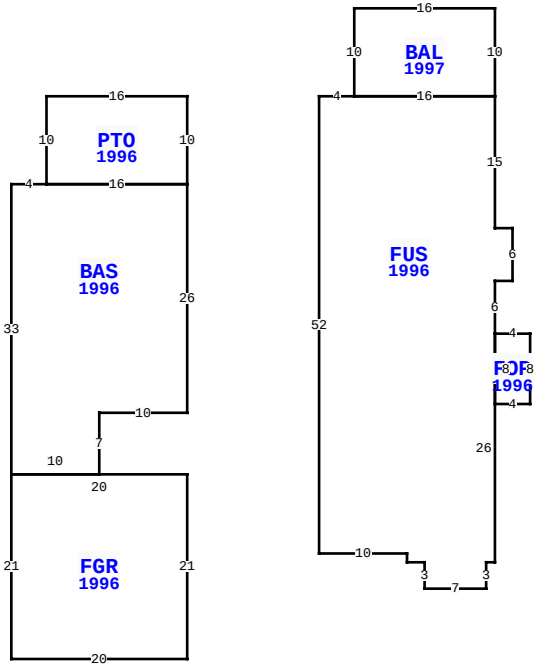
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	160	15	1997	24	3,888
BAS	590	100	1996	590	95,580
FGR	420	55	1996	231	37,422
FOP	32	30	1996	10	1,620
FUS	1,083	100	1996	1,083	175,445
PTO	160	5	1996	8	1,296
TOTALS	2,445			1,946	315,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,946	179.9280	188.92	367,638	1996	1996	0	0	0	14.25	85.75

1 TOWNHOUSE 0% - 0 Heated Area: 1673 HX Base Yr



2256 1ST AV B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	315,250
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	509,910
SOH/AGL Deduction	0
ASSESSED VALUE	509,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,910
TOTAL JUST VALUE	509,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121017	H/AC	5,000	06/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0844	7/19/2021	WD	U	I	30	320,000
GRANTOR: DORSEY BOBBY J						
GRANTEE: JOINER JANICE D & M						
2344/0263	3/02/2020	LE	U	I	11	100
GRANTOR: DORSEY BOBBY J						
GRANTEE: DORSEY STEVEN L & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W16 S10 BAS=[YR=1996] W4 S33 FGR=[YR=1996] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15
FUS=[YR=1996] E4 BAL=[YR=1997] N10 E16 S10 W16$ E16 S15 E2 S6 W2 S6 FOP=[YR=1996] E4 S8 W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N52$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	32.00	130.00	32.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/09/2026 BY SYS