

S-16 OF TRACT A EX S-19
IN OR 2757/1134
SOUTH BEACH PB 3/11

VANNOSTRAN CHARLES M L/E/
3053-A 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1720-000A-0160



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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	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
BAS	583	100	1999	583	80,181
FGR	409	55	1999	225	30,945
FOP	24	30	1999	7	963
FOP	68	30	1999	20	2,751
FUS	967	100	1999	967	132,994
TOTALS	2,051			1,802	247,834

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,802	149.9520	157.45	283,725	1999	1999	0	0	12.65	87.35
1 TOWNHOUSE 100% - 2001 Heated Area: 1550 HX Base Yr 2001											
BAS 1999 FOP 1999 FGR 1999 FUS 1999 FOP 1999											
2053 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										247,834	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										198,000	
TOTAL MARKET VALUE										445,834	
SOH/AGL Deduction										267,746	
ASSESSED VALUE										178,088	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										126,677	
TOTAL JUST VALUE										445,834	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										439,469	