BLOCK 241 E52.40 FT OF LOTS 97
98 & 99 IN OR 2537/1166
CITY OF FDNA BEACH

DAVIS WESLEY P
3638 COLONY COVE TRL
JACKSONVILLE, FL 32277

2026

00-00-31-1800-0241-0971

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

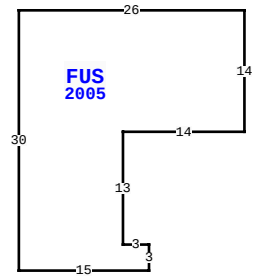
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

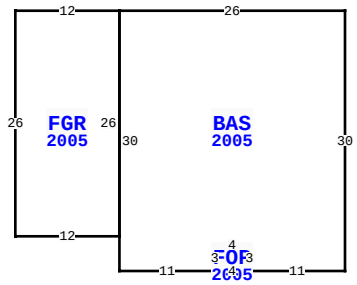
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2005	768	143,465
FGR	312	55	2005	172	32,130
FOP	12	30	2005	4	747
FUS	565	100	2005	565	105,544
TOTALS	1,657			1,509	281,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,509	197.6760	207.56	313,208	2005	2005	0	0	0	10.00	90.00

1 TOWNHOUSE 0% - 2024 Heated Area: 1333 HX Base Yr





1389 FIR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	281,887
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,400
TOTAL MARKET VALUE	409,287
SOH/AGL Deduction	0
ASSESSED VALUE	409,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,287
TOTAL JUST VALUE	409,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2537/1166	2/09/2022	WD	Q	I	01	415,000
GRANTOR: TOLXDORF WU MING YU						
GRANTEE: DAVIS WESLEY P						
1328/0402	6/24/2005	WD	Q	I		197,000
GRANTOR: COOPER KITTY S						
GRANTEE: TOLXDORF THOMAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FGR=[YR=2005] W12 S26 E12 N26 $ S30
E11FOP=[YR=2005] E4 N3 W4 S3 $ N3 E4 S3 E11 N30 $ PTR= N15
FUS=[YR=2005] N3 W3 N13 E14 N14 W26 S30 E15 $ S15 $.

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

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	0006	R-2	52.00	75.00	52.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	127,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,400 Market: 0 Agricultural: 0 Common: 127,400 PRINTED 07/09/2026 BY SYS