BLOCK 270 LOT 7
CITY OF FDNA BEACH

WINTER RONALD M & DEBRA I L/E/
132 S 2ND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	01	Quality Level 01

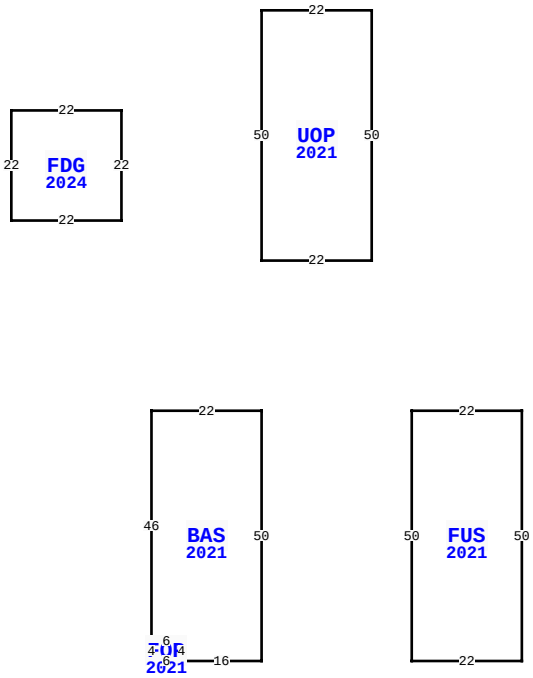
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100	2021	1,076	308,852
FDG	484	60	2024	290	83,241
FOP	24	30	2021	7	2,009
FUS	1,100	100	2021	1,100	315,741
UOP	1,100	20	2021	220	63,148
TOTALS	3,784			2,693	772,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,693	329.1579	345.62	930,755	2021	2021	15	0	0	1.95	83.05

1 TOWNHOUSE 100% - 2022 Heated Area: 2176 HX Base Yr 2022



132 S 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		772,992
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		156,250
TOTAL MARKET VALUE		939,442
SOH/AGL Deduction		388,793
ASSESSED VALUE		550,649
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		499,238
TOTAL JUST VALUE		939,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,042,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200006	CO ISSUED	0	09/01/2021
20200006	NEW CONSTR	0	02/11/2020
20200007	GARAGE	0	02/11/2020
20181947	GARAGE	23,135	06/08/2018
20181945	NEW CONSTR	283,531	06/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1144	11/11/2024	LE	U	I	11	100
GRANTOR: WINTER RONALD M & DEB						
GRANTEE: PRIVITT NANCY						
2517/0309	11/22/2021	WD	U	I	11	100
GRANTOR: LUCCHESI DONALD A & E						
GRANTEE: WINTER RONALD M & D						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=30,0] E22 S50 W22 N50 $
UOP=[YR=2021;ORIG=0,-30] N50 E22 S50 W22 $
BAS=[YR=2021;ORIG=0,0] W22 S46 E6 S4 E16 N50 $
FOP=[YR=2021;ORIG=-22,46] S4 E6 N4 W6 $
PTR=[ORIG=0,0] E30 W30 $
PTR=[ORIG=0,0] N30 S30 $
FDG=[YR=2024;ORIG=-50,-60] E22 S22 W22 N22 $
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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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	50.00	50.00	156,250							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 156,250 Market: 0 Agricultural: 0 Common: 156,250 PRINTED 07/09/2026 BY SYS