PT GOVT LOT 2 OF SEC 20-3N-29E
IN OR 2100/1146

DAVIS MARGARET N/KENNEY DAVID A
2162 1ST AVE
FERNANDINA BEACH, FL 32034

2026

20-3N-29-0000-0014-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

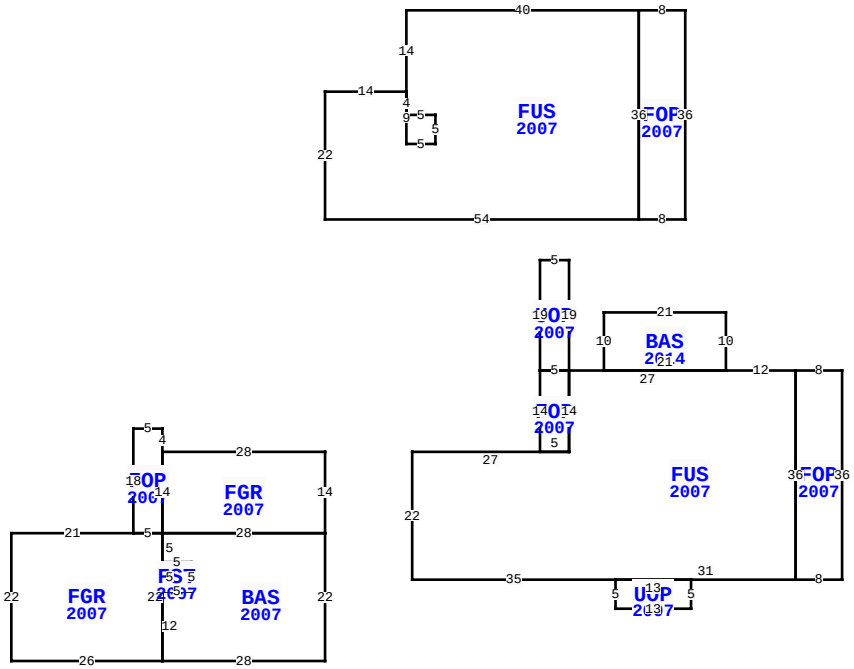
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 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	591	100	2007	591	98,580
BAS	210	100	2014	210	35,029
FGR	392	55	2007	216	36,030
FGR	572	55	2007	315	52,543
FOP	70	30	2007	21	3,503
FOP	90	30	2007	27	4,504
FOP	288	30	2007	86	14,345
FOP	288	30	2007	86	14,345
FST	25	55	2007	14	2,335
FUS	1,773	100	2007	1,773	295,742
TOTALS	6,457			5,369	895,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,369	110.4232	183.30	984,138	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2018 Heated Area: 4572 HX Base Yr 2018



** This building has 13 Sub-Areas

2162 1ST AVE, FERNANDINA BEACH

BLD DATE	12/11/2007 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		895,566
TOTAL MARKET OB/XF VALUE		72,986
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		1,388,552
SOH/AGL Deduction		524,202
ASSESSED VALUE		864,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		812,939
TOTAL JUST VALUE		1,388,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,356,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140941	ENCLFOP	8,500	05/08/2014
20071844	SWIM POOL	24,450	09/27/2007
20071845	ELEC OTHER	650	09/27/2007
20071147	GAS	1,495	06/19/2007
20070791	H/AC	10,000	05/07/2007
20070235	OTHER	8,000	02/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/1146	2/10/2017	WD	Q	I	02	1,015,000
GRANTOR: ANDERSON REVOCABLE TR						
GRANTEE: DAVIS MARGARET N &						
2100/1136	2/10/2017	QC	U	I	11	100
GRANTOR: ROBAS VICTORIA B						
GRANTEE: ANDERSON REVOCABLE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
4	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
7	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	24	58	
8	1126	CB/STC 8"	0	100	0	0	1,257.00	SF	8.00	8.00	100	2007	2007	3	86	8,648	
12	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2007	2007	3	100	20,000	

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=15,0] S22 E35 E31 N36 W12 W27 S14 W27 $
FUS=[YR=2007;ORIG=0,-40] N22 E14 S4 E5 S5 W5 N9 N14 E40 S36 W54 $
BAS=[YR=2007;ORIG=-28,36] E28 N22 W28 S5 E5 S5 W5 S12 $
FGR=[YR=2007;ORIG=-33,14] W21 S22 E26 N22 W5 $
FGR=[YR=2007;ORIG=0,0] W28 S14 E28 N14 $
FOP=[YR=2007;ORIG=81,22] E8 N36 W8 S36 $
FOP=[YR=2007;ORIG=54,-76] E8 S36 W8 N36 $
BAS=[YR=2014;ORIG=69,-14] N10 W21 S10 E21 $
UOP=[YR=2007;ORIG=42,-14] N19 W5 S19 E5 $
FOP=[YR=2007;ORIG=-28,0] N4 W5 S18 E5 N14 $
FOP=[YR=2007;ORIG=37,-14] S14 E5 N14 W5 $

LAND DESCRIPTION

TOTAL OB/XF 72,986

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	70.00	130.00	70.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	420,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 07/09/2026 BY SYS