

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall07ASB SHNGLE 60

Exterior Wall05AVERAGE 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1042.00

TOTALS1,8301,665188,818

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0900011,665103.8000144.28240,2261947199000021.4078.60

1 SNGL FAM 100% - 0Heated Area: 1594HX Base Yr 1990

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/28/2026MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE279,109

TOTAL MARKET OB/XF VALUE88

TOTAL LAND VALUE - MARKET385,000

TOTAL MARKET VALUE664,197

SOH/AGL Deduction544,306

ASSESSED VALUE119,891

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE68,480

TOTAL JUST VALUE664,197

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE584,759

SUBAREA MARKET VALUE

FOP1993BAS1993FOP1998

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1047/00254/01/2002QC U I 18100

GRANTOR: GILLESPIE DORIS H

GRANTEE: HOLLOWAY VIRGINIA L

0573/11347/05/1989WD Q I 70,000

GRANTOR: AUSTIN RUTH C

GRANTEE: GILLESPIE DORIS H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N11 W10 S11 E10 \$ W10 N11 W16 S32 E14 S4 FOP=[YR=1998] S21 E6 N21 W6 \$ E6 S23 E10 N10 E13 N38 \$.

EXTRA FEATURES

1730 1ST AV, FERNANDINA BEACH

LAND DESCRIPTIONTOTAL OB/XF88

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNITDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAMILY1000006R-170.00125.0070.00FF1.001.001.005,500.005,500.00385,000

REVIEW DATE06/05/2024BYKBA

Total Acres: 0.00Total Land Value: 385,000Market: 0Agricultural: 0Common: 385,000PRINTED 07/09/2026 BY SYS

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