

IN OR 2683/1735
ESMT OR 1469/1435

BRADSHAW WILLIAM S & JIMMIE S L/E/
1762 1ST AVE
FERNANDINA BEACH, FL 32034

2026

20-3N-29-0000-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
FGR	576	55
FOP	32	30
FOP	192	30
FUS	1,008	100
FUS	1,216	100
SFB	880	80
UOP	192	20
UOP	192	20
TOTALS	4,288	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,389	158.1360	262.51	889,646	2000	2000	0	0	12.20	87.80
1 SFR CUST		100% - 2017		Heated Area: 2928			HX Base Yr				

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026
INC DATE	1762 1ST AVE, FERNANDINA BEACH		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						781,109					
TOTAL MARKET OB/XF VALUE						57,221					
TOTAL LAND VALUE - MARKET						385,000					
TOTAL MARKET VALUE						1,223,330					
SOH/AGL Deduction						139,619					
ASSESSED VALUE						1,083,711					
TOTAL EXEMPTION VALUE						13					
BASE TAXABLE VALUE						1,083,711					
TOTAL JUST VALUE						0					
NCON VALUE						1,223,330					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						1,159,197					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1241	WD DECK G	0 100	13	8	104.00	UT	11.50	11.50	100	2000
2	1241	WD DECK G	0 100	54	4	216.00	UT	11.50	11.50	100	2000
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
5	1241	WD DECK G	0 100	20	8	160.00	UT	11.50	11.50	100	2006
6	1241	WD DECK G	0 100	0	0	454.00	UT	11.50	11.50	100	2007
7	1241	WD DECK G	0 100	11	9	99.00	UT	11.50	11.50	100	2008
8	1126	CB/STC 8"	0 100	6	186	1,116.00	SF	8.00	8.00	100	2007
9	0860	POOL/SPA	0 100	26	0	1.00	UT	50,000.00	50,000.00	100	2007

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2000] W24 S8 FUS=[YR=2000] S55 E16 N9 FOP=[YR=2000] E8 N4 W8 S4 \$ N4 E8 N42 W24 \$ E24 N8 \$ PTR= E15 FOP=[YR=2000] E24 S8 FUS=[YR=2000] S42 W24 N42 E24 \$ W24 N8 \$ W15 \$ PTR= W39 UOP=[YR=2000] W24 S8 SFB=[YR=2000] S34 FGR=[YR=2000] W8 S24 E24 N24 W16 \$ E16 S8 E8 N42 W24 \$ E24 N8 \$ E39 \$.											

LAND DESCRIPTION										TOTAL OB/XF										57,221									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	385,000												