IN OR 2523/1854
ESMT OR 610/647

GREEVES JOHN W &/BERNHARDT SONYA M
1906 1ST AVE
FERNANDINA BEACH, FL 32034

**2026**

**20-3N-29-0000-0029-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

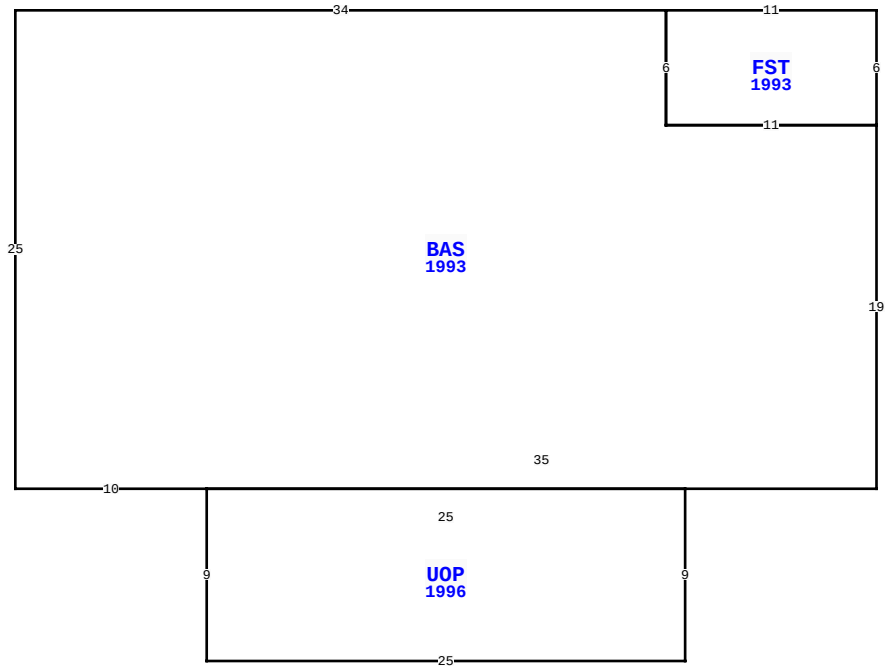
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,059 | 100 | 1993 | 1,059 | 138,091 |
| FST | 66 | 55 | 1993 | 36 | 4,694 |
| UOP | 225 | 20 | 1996 | 45 | 5,868 |
| TOTALS | 1,350 | | | 1,140 | 148,653 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,140 | 127.2000 | 176.81 | 201,563 | 1955 | 1990 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SNGL FAM 100% - 2022 Heated Area: 1059 HX Base Yr 2022




1906 1ST AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,011 |
| TOTAL MARKET OB/XF VALUE | | 4,312 |
| TOTAL LAND VALUE - MARKET | | 412,500 |
| TOTAL MARKET VALUE | | 628,823 |
| SOH/AGL Deduction | | 131,796 |
| ASSESSED VALUE | | 497,027 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 445,616 |
| TOTAL JUST VALUE | | 628,823 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 590,147 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2021-1572 | COC | | 09/06/2023 |
| 2021-1572 | 0150-1303T 565B | 107,135 | 10/07/2021 |
| 20180656 | BATH REMOD | 5,000 | 02/23/2018 |
| 20040973 | CONCRETE DR & WAL | 5,000 | 05/27/2004 |
| 20021572 | REROOF | 3,000 | 09/11/2002 |
| 9927 | PORCH ADDITION | 997 | 07/19/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2523/1854 | 12/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: TORTOISE DUNE LLC | | | | | | |
| GRANTEE: GREEVES JOHN W & SO | | | | | | |
| 2395/1089 | 9/24/2020 | WD | Q | I | 01 | 414,000 |
| GRANTOR: GEYER JOSEPH B JR & J | | | | | | |
| GRANTEE: TORTOISE DUNE LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W34 S25 E10 UOP=[YR=1996] S9 E25 N9 W25 $ E35 N19 W11 N6 $ S6 E11 N6 $ .

### 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 | 1242 | WD DECK A | 0 | 100 | 16 | 16 | 256.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 512 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 70 | 2,450 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2022 | 2022 | 3 | 90 | 1,350 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,312

| 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 | 0005 | R-3 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 412,500 | | | | | | | |

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS

IN OR 2523/1854
ESMT OR 610/647

GREEVES JOHN W &/BERNHARDT SONYA M
1906 1ST AVE
FERNANDINA BEACH, FL 32034

**2026**

**20-3N-29-0000-0029-0000**

## BUILDING CHARACTERISTICS

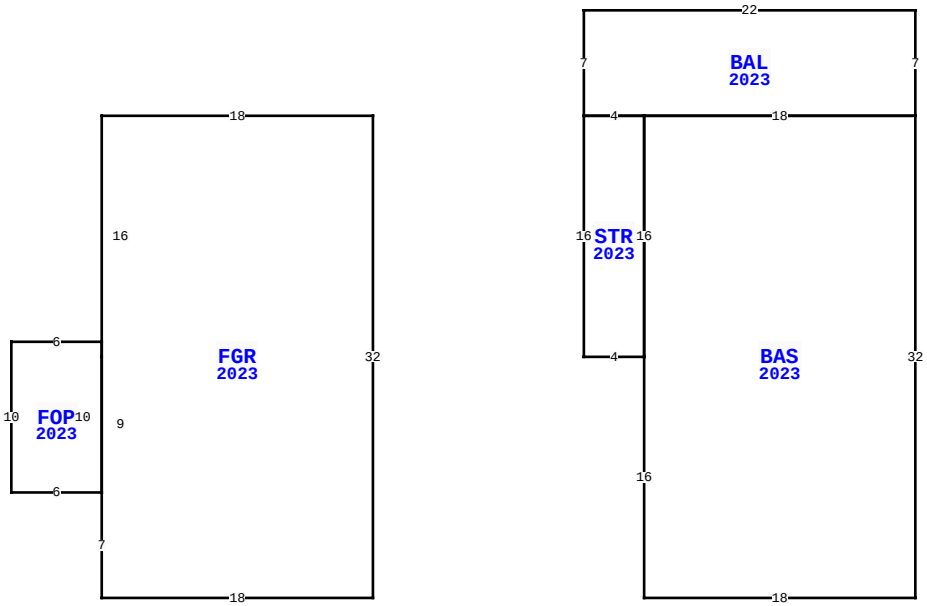
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 08 | ENG SPLIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1042.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 154 | 15 | 2023 | 23 | 1,550 |
| BAS | 576 | 100 | 2023 | 576 | 38,823 |
| FGR | 576 | 55 | 2023 | 317 | 21,367 |
| FOP | 60 | 30 | 2023 | 18 | 1,213 |
| STR | 64 | 10 | 2023 | 6 | 404 |
| TOTALS | 1,430 | | | 940 | 63,358 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 940 | 120.9600 | 67.74 | 63,676 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

2 ACCESORY U 100% - 2024 Heated Area: 576 HX Base Yr 2022




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

1906 1ST AVE, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
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| TOTAL MARKET OB/XF VALUE | | 4,312 |
| TOTAL LAND VALUE - MARKET | | 412,500 |
| TOTAL MARKET VALUE | | 628,823 |
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| TOTAL JUST VALUE | | 628,823 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 590,147 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7813 | REPAIR/RRF | 500 | 07/16/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2523/1854 | 12/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: TORTOISE DUNE LLC | | | | | | |
| GRANTEE: GREEVES JOHN W & SO | | | | | | |
| 2395/1089 | 9/24/2020 | WD | Q | I | 01 | 414,000 |
| GRANTOR: GEYER JOSEPH B JR & J | | | | | | |
| GRANTEE: TORTOISE DUNE LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=30,10] E18 S32 W18 N7 N9 N16 $
BAS=[YR=2023;ORIG=66,10] E18 S32 W18 N16 N16 $
BAL=[YR=2023;ORIG=62,3] E22 S7 W18 W4 N7 $
STR=[YR=2023;ORIG=62,10] E4 S16 W4 N16 $
FOP=[YR=2023;ORIG=24,25] E6 S10 W6 N10 $
.

## EXTRA FEATURES

| L N | 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

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS