LOT 18
IN OR 759 PG 314
RAYON TERRACE PB 3/31

BROOKS FRANCES V
2112 RAYON ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0540-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

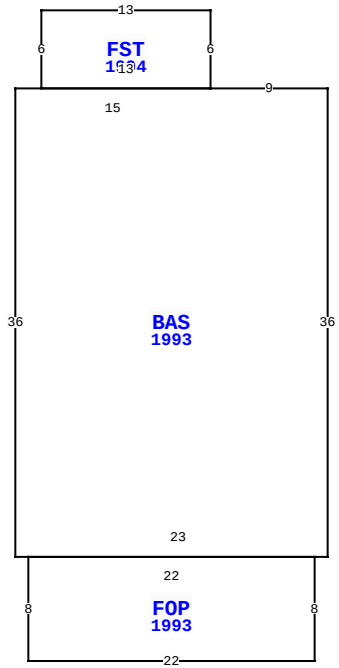
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	51,204
FOP	176	30	53	3,141
FST	78	55	43	2,548
TOTALS	1,118		960	56,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	102.6000	92.60	88,896	1945	1965	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 1984 Heated Area: 864 HX Base Yr 1984



2112 RAYON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		56,893
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		121,173
SOH/AGL Deduction		88,048
ASSESSED VALUE		33,125
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,125
TOTAL JUST VALUE		121,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7294	REMODEL	1,475	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0759/0314	5/08/1996	QC	U	I	06	100
GRANTOR: BROOKS DONALD & FRANC						
GRANTEE: BROOKS FRANCES						
0048/0388	1/01/1964	TA	U	V		1,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FST=[YR=1994] N6 W13 S6 E13$ W15 S36 E1
FOP=[YR=1993] S8 E22 N8 W22$ E23 N36$.

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	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1981	1981	3	20	840	
2	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1995	1995	3	20	216	
3	1242	WD DECK A	0	100	0	0	362.00	SF	10.00	10.00	100	1998	1998	3	20	724	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	SFR	100		RS-2	50.00	152.00	50.00	FF		1.00	1.00	1.25	1,000.00	1,250.00	62,500							

REVIEW DATE 02/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS