

BLOCK A PT OF LOT 1 &
ALL OF LOT 2 & E35 FT OF LOT 3
& PT OF ABDN ALLY PT OR741/481

ELEAZER CATHERINE D LVG TRUST/ELEAZER CATHERINE D
2108 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000A-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2,112	188,773
FOP	90	30	27	2,413
FOP	176	30	53	4,737
UGR	460	45	207	18,502

TOTALS 2,838 2,399 214,426

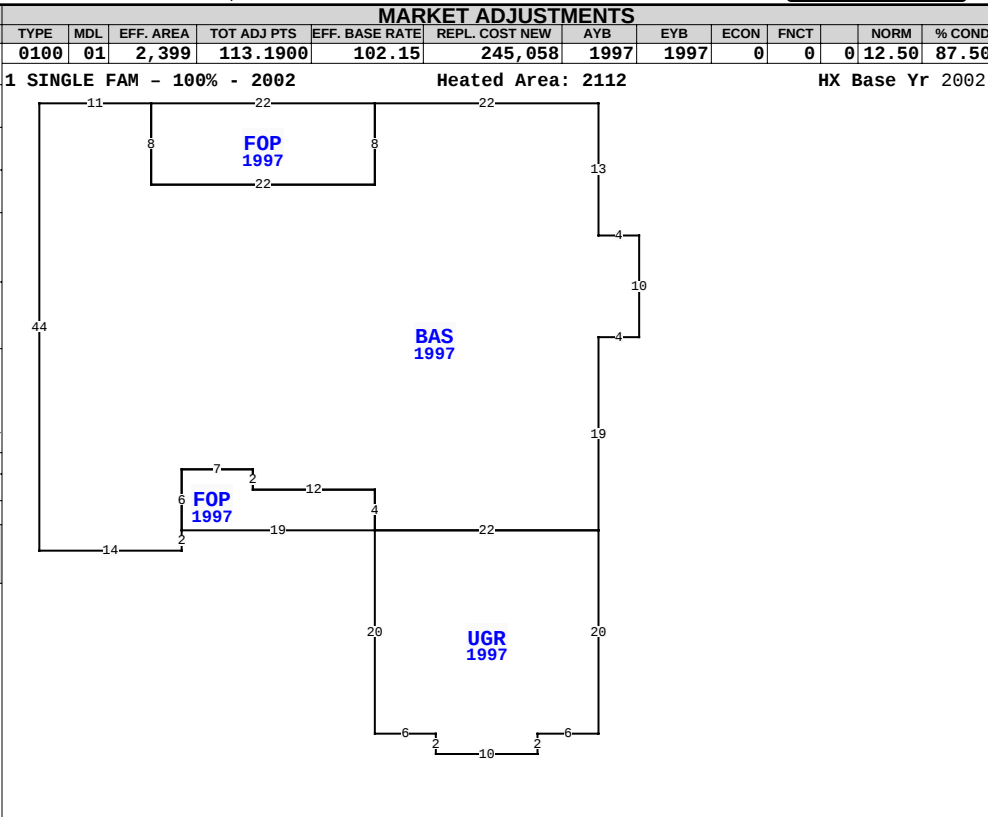
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	0	0	1,959.00	SF	6.50	6.50	100	1997	1997	3	75	9,550	
2	0810	CONCRETE A	0	100	0	0	23.00	SF	6.50	6.50	100	1997	1997	3	75	112	
3	0858	SCULP CONC	0	100	0	0	1,168.00	SF	13.00	13.00	100	2000	2000	3	94	14,273	
4	0861	POOL GUNIT	0	100	0	0	506.00	SF	85.00	85.00	100	2000	2000	3	27	11,613	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
7	0910	SCRN RM L	0	100	31	54	1,674.00	SF	15.00	15.00	100	2000	2000	3	20	5,022	
8	0851	PATIO STON	0	100	0	0	63.00	SF	1.13	1.13	100	2000	2000	3	80	57	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1A	109.00	147.00	109.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	300,840							

REVIEW DATE 08/01/2022 BY DJ



2108 ATLANTIC AVE, FERNANDINA BEACH

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

TOTAL OB/XF 41,267

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1A	109.00	147.00	109.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	300,840							

Total Acres: 0.00 Total Land Value: 300,840 Market: 0 Agricultural: 0 Common: 300,840

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,426
TOTAL MARKET OB/XF VALUE		41,267
TOTAL LAND VALUE - MARKET		300,840
TOTAL MARKET VALUE		556,533
SOH/AGL Deduction		275,593
ASSESSED VALUE		280,940
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		225,940
TOTAL JUST VALUE		556,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003821	XFOB	9,227	08/25/2000
2003297	SWIM POOL	18,000	06/22/2000
10556B	XFOB	0	06/19/1997
10289B	NEW CONSTR	132,563	02/05/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1050	9/06/2006	WD U	I	01		100

GRANTOR: ELEAZER CATHERINE

GRANTEE: ELEAZER CATHERINE D

1424/0320 6/28/2006 QC U I 01 100

GRANTOR: ELEAZER WALTER B III

GRANTEE: ELEAZER CATHERINE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 N13 W22 FOP=[YR=1997] W22 S8 E22 N8 \$ S8 W22 N8 W11 S44 E14 N2 FOP=[YR=1997] E19 UGR=[YR=1997] S20 E6 S2 E10 N2 E6 N20 W22 \$ N4 W12 N2 W7 S6 \$ N6 E7 S2 E12 S4 E22 N19 E4 N10 \$.

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