BLK A LOT 6 & W1/2 OF LOT 5,
LOT 7 & W1/2 OF LOT 8
& PT OF ADBN ALLEY

ZEH DAVID & KELLY B
2102 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000A-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

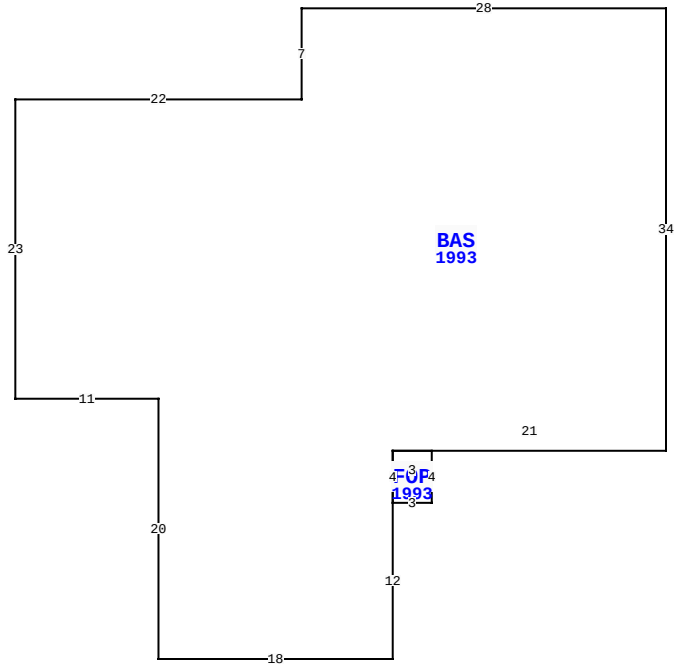
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,790	100	1,790	244,235
FOP	12	30	4	546
TOTALS	1,802		1,794	244,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,794	136.6200	162.24	291,059	1939	2000	0	0	0	15.90	84.10

1 SNGL FAM – 100% - 2019 Heated Area: 1790 HX Base Yr 2019



2102 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,781
TOTAL MARKET OB/XF VALUE		12,376
TOTAL LAND VALUE - MARKET		208,800
TOTAL MARKET VALUE		465,957
SOH/AGL Deduction		143,252
ASSESSED VALUE		322,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,705
TOTAL JUST VALUE		465,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2121650	4' FENCE	0	08/03/2012
20111030	REMODEL	400	06/23/2011
20111012	REMODEL	1,200	06/21/2011
20110815	REMODEL	7,560	05/25/2011
20110854	XFOB	2,250	05/25/2011
20051482	REMODEL	3,000	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/0826	9/18/2018	WD	Q	I	01	420,000
GRANTOR: SPANGLER JUDITH A						
GRANTEE: ZEH DAVID & KELLY B						
2028/0193	2/10/2016	WD	Q	I	01	325,000
GRANTOR: U/A/D 5/2/12 REVOCABL						
GRANTEE: SPANGLER ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S7 W22 S23 E11 S20 E18 N12FOP=[YR=1993] E3 N4 W3 S4$ N4 E21 N34$.

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	0810	CONCRETE A	0	100	137	3	411.00	SF	6.50	6.50	100	1939	1939	3	20	534	
2	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	100	2003	2003	3	84	999	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1939	1939	3	20	1,400	
4	0810	CONCRETE A	0	100	20	21	420.00	SF	6.50	6.50	100	1960	1960	3	20	546	
5	0510	GARAGE WD-	0	100	31	23	713.00	SF	35.00	35.00	100	1960	1960	3	20	4,991	
6	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2004	2004	3	24	612	
7	0910	SCRN RM L	0	100	0	0	197.00	SF	15.00	15.00	100	2012	2012	3	60	1,773	
8	0910	SCRN RM L	0	100	0	0	169.00	SF	15.00	15.00	100	2012	2012	3	60	1,521	

LAND DESCRIPTION

TOTAL OB/XF 12,376

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	0003	R-1	75.00	156.00	75.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	208,800							

REVIEW DATE 02/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 208,800 Market: 0 Agricultural: 0 Common: 208,800 PRINTED 08/02/2023 BY SYS