BLOCK B LOTS 5 6,PT CL ALLEY
IN OR 2544/1344
(EX PT R/W IN OR 184/698)

APPRENDI MATTHEW & GULDEN/APRENDI GULDEN
2002 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000B-0050

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

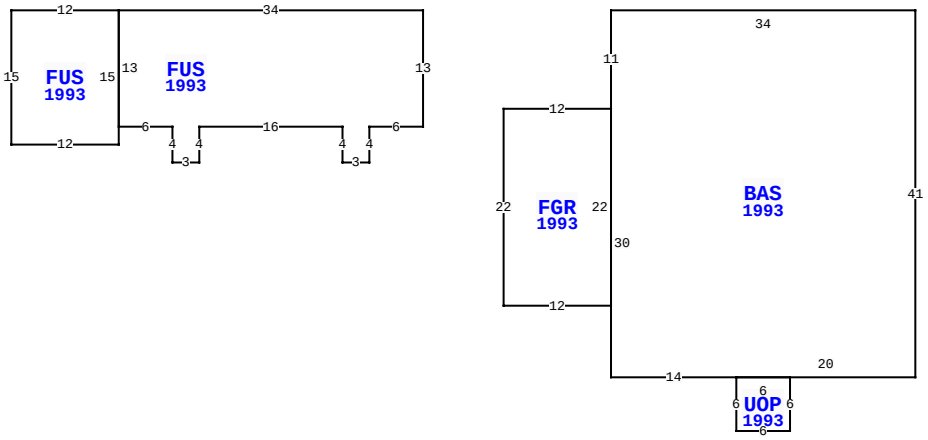
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	130,214
FGR	264	55	145	13,545
FUS	180	100	180	16,814
FUS	466	100	466	43,529
UOP	36	20	7	654
TOTALS	2,340		2,192	204,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	90.1600	107.06	234,676	1948	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2023 Heated Area: 2040 HX Base Yr 2023



2002 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		204,755
TOTAL MARKET OB/XF VALUE		4,011
TOTAL LAND VALUE - MARKET		290,000
TOTAL MARKET VALUE		498,766
SOH/AGL Deduction		0
ASSESSED VALUE		498,766
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		443,766
TOTAL JUST VALUE		498,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121755	H/AC	4,100	08/28/2012
20121386	RE-ROOF	5,220	07/12/2012
20042452	CHNGE SRVC	1,000	01/03/2005
7423	REPAIR/RRF	1,200	11/11/1992
1317	REMODEL	900	01/23/1989
4151	N/A	2,800	02/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1344	3/02/2022	WD	Q	I	01	625,000
GRANTOR: MCCORMICK JO ANNE COL						
GRANTEE: APPRENDI MATTHEW &						
2019/1693	12/16/2015	QC	U	I	11	100
GRANTOR: COLE ROBERT HAROLD						
GRANTEE: MCCORMICK JO ANNE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S11 FGR=[YR=1993] W12 S22 E12 N22 $ S30 E14 UOP=[YR=1993] S6 E6 N6 W6$ E20 N41 $ PTR= W55 FUS=[YR=1993] W34 FUS=[YR=1993] W12 S15 E12 N15$ S13 E6 S4 E3 N4 E16 S4 E3 N4 E6 N13 $ E55 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	1,400	
2	0812	CONCRETE C	0	100	12	4	48.00	SF	4.00	4.00	100	1972	1972	3	24	46	
3	0811	CONCRETE B	0	100	52	9	468.00	SF	5.20	5.20	100	2013	2013	3	95	2,312	
4	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	1972	1972	3	24	253	

LAND DESCRIPTION

TOTAL OB/XF 4,011

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			100.00	157.00	100.00	FF	1	1.16	1.00	1.16	2,500.00	2,900.00	290,000							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 08/02/2023 BY SYS