

BLOCK C LOT 2 & E1/2 OF LOT 3
IN OR 2165/718
ALTA VISTA #1 PB 2/9

PRICE CHARLES R L/E/
2108 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000C-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	104,185
FOP	18	30	5	442
FSP	130	40	52	4,591
UDG	384	55	211	18,630
TOTALS	1,712		1,448	127,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	927.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	75.00	148.00	75.00	FF 1	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,448	115.4400	104.18	150,853	1940	1990	0	0	15.25	84.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1180 HX Base Yr											
2108 FLORIDA AVE, FERNANDINA BEACH											

TOTAL OB/XF											
1,429											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 127,848											
TOTAL MARKET OB/XF VALUE 1,429											
TOTAL LAND VALUE - MARKET 207,000											
TOTAL MARKET VALUE 336,277											
SOH/AGL Deduction 0											
ASSESSED VALUE 336,277											
TOTAL EXEMPTION VALUE 13 336,277											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 336,277											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 283,928											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120994	RE - ROOF	3,600	06/04/2012
20100783	H/AC	1,500	05/11/2010
5967	ADDITION	7,000	05/08/1990
1081	CHNGE SRVC	680	10/01/1984

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/0718	12/14/2017	DG	U	I	11		100
GRANTOR: SPILLANE ELIZABETH SU							
GRANTEE: PRICE CHARLES R							
2043/0366	4/28/2016	FJ	U	I	11		0
GRANTOR: SUTTON ELIZABETH MARY							
GRANTEE: SPILLANE ELIZABETH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S2 FSP=[YR=1993] W13 S10 E13 N10 \$ S10 W16 S26 E9 FOP=[YR=1993] S3 E6 N3 W6 \$ E27 N14 W2 N11 E4 N13 \$ PTR= N15 UDG=[YR=1993] N24E16S24W16\$ S15\$.											