

BLOCK C LOT 4 W1/2 OF 3
E1/2 OF 5
IN OR 2246/1438

KOZAK STEVEN A & ALLISON D
2104 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000C-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

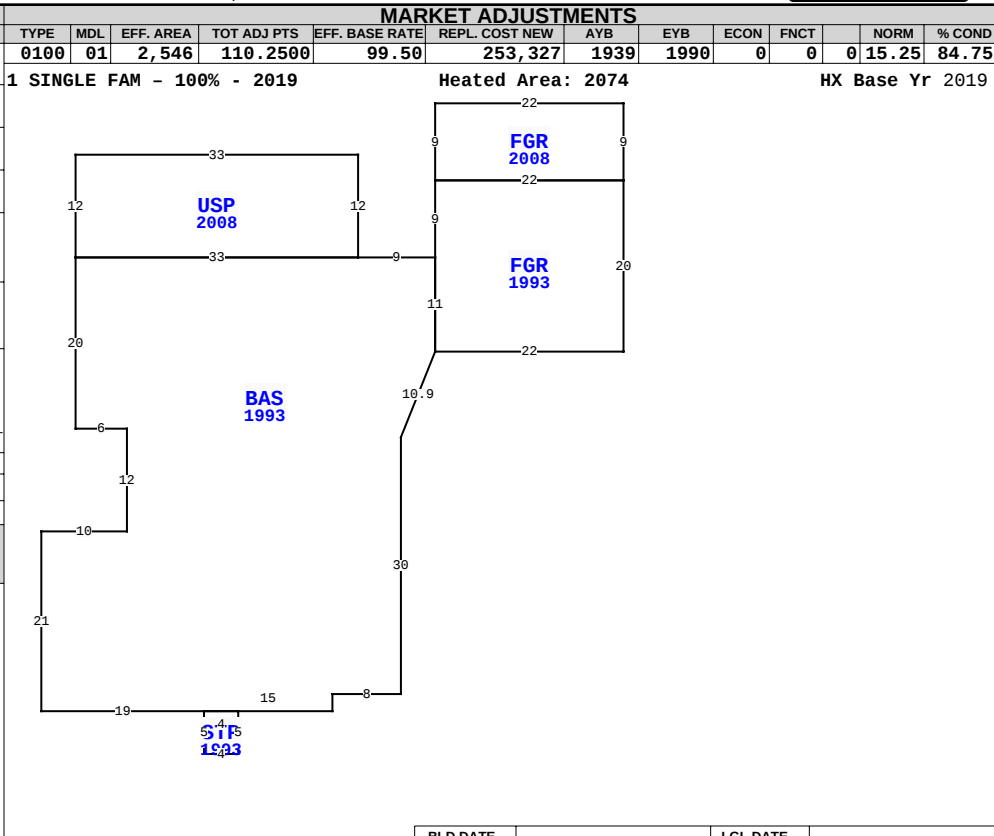
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	174,893
FGR	440	55	242	20,407
FGR	198	55	109	9,192
STP	20	10	2	169
USP	396	30	119	10,035
TOTALS	3,128		2,546	214,695

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1980	1980	3	49	1,715
2	0940	SHEDS/PORT	0	100	0	0		56.00	SF 30.00	30.00	100	1980	1980	3	20	336
3	0940	SHEDS/PORT	0	100	0	0		96.00	SF 30.00	30.00	100	1980	1980	3	20	576
4	0810	CONCRETE A	0	100	0	0		1,700.00	SF 6.50	6.50	100	1980	1980	3	35	3,868

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			100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000							



2104 FLORIDA AVE, FERNANDINA BEACH

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

TOTAL OB/XF 6,495

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			100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,695
TOTAL MARKET OB/XF VALUE		6,495
TOTAL LAND VALUE - MARKET		276,000
TOTAL MARKET VALUE		497,190
SOH/AGL Deduction		206,540
ASSESSED VALUE		290,650
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,650
TOTAL JUST VALUE		497,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060269	REMODEL	4,500	02/06/2006
20052039	REPAIR/RRF	4,000	06/22/2005
4222	N/A	3,200	03/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1438	12/31/2018	WD	Q	I	01	275,000

GRANTOR: PETTIT GERALDINE
GRANTEE: KOZAK STEVEN A & AL
0291/0393 5/01/1979 WD Q I 36,666
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W22 S9 FGR=[YR=1993] S9 BAS=[YR=1993] W9
USP=[YR=2008] N12 W33 S12 E33\$ W33 S20 E6 S12 W10 S21 E19
STP=[YR=1993] S5 E4 N5 W4\$ E15 N2 E8 N30 R4 U10 N11\$ S11
E22 N20 W22\$ E22 N9\$.