LOT 1 & E15 FT OF LOT 2
(LESS R/W) OR 1251/385
ALTA VISTA 2 PB 2/44

COXWELL JOHN D & NANCY C
2119 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2704

2023

00-00-31-100B-0001-0000

BUILDING CHARACTERISTICS

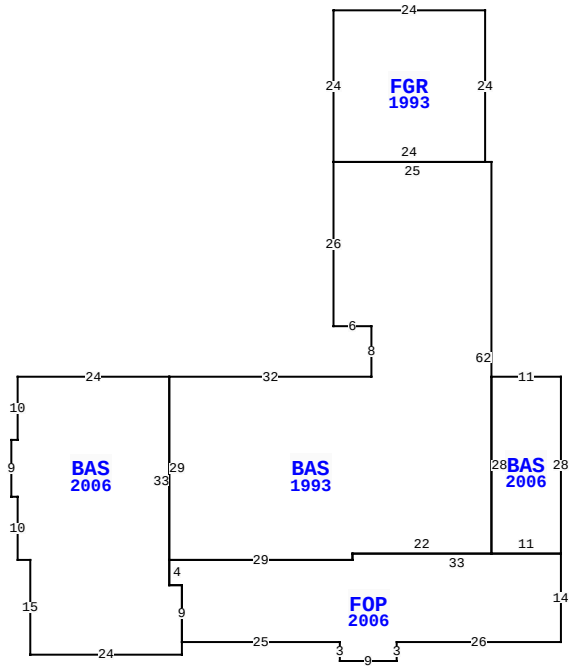
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	2,259	186,159
BAS	308	100	308	25,382
BAS	1,057	100	1,057	87,105
FGR	576	55	317	26,124
FOP	848	30	254	20,931
TOTALS	5,048		4,195	345,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,195	102.1680	92.21	386,821	1947	2000	0	0	0	10.63	89.37

1 SINGLE FAM – 100% - 2005 Heated Area: 3624 HX Base Yr 2005



2119 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,702
TOTAL MARKET OB/XF VALUE		12,382
TOTAL LAND VALUE - MARKET		380,640
TOTAL MARKET VALUE		738,724
SOH/AGL Deduction		408,825
ASSESSED VALUE		329,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,899
TOTAL JUST VALUE		738,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062735	ELEC OTHER	500	12/13/2006
20062728	OTHER	1,000	12/12/2006
20052916	GAS	1,000	10/26/2005
20052768	H/AC	7,000	10/03/2005
20052769	CHNGE SRVC	6,000	10/03/2005
20052213	REMODEL	2,000	07/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0385	8/06/2004	WD	Q	I		295,000
GRANTOR: YARNELL JOSEPH J & NA						
GRANTEE: COXWELL JOHN D & NA						
0722/0117	1/17/1995	WD	Q	I		107,000
GRANTOR: PRUITT JOHN D & ALMA						
GRANTEE: YARNELL JOSEPH J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S24 BAS=[YR=1993] S26 E6 S8 W32
BAS=[YR=2006] W24 S10 W1 S9 E1 S10 E2 S15 E24 N2
FOP=[YR=2006] E25 S3 E9 N3 E26 N14 BAS=[YR=2006] N28 W11
S28 E11 $ W33 S1 W29 S4 E2 S9 $ N9 W2 N33 $ S29 E29 N1 E22
N62 W25 $ E24 N24 $.

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	0	0	250.00	SF	6.50	6.50	100	1980	1980	3	35	569	
2	0810	CONCRETE A	0	100	0	0	953.00	SF	6.50	6.50	100	1982	1982	3	41	2,540	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1984	1984	3	20	720	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
6	1123	CB 8"	0	100	27	3	81.00	SF	6.15	6.15	100	1980	1980	3	35	174	
7	1242	WD DECK A	0	100	32	10	320.00	SF	10.00	10.00	100	2006	2006	3	31	992	
8	1242	WD DECK A	0	100	15	4	60.00	SF	10.00	10.00	100	2006	2006	3	31	186	
9	0820	WOOD WALK	0	100	0	0	310.00	SF	11.75	11.75	100	1997	1997	3	40	1,457	
10	0825	BRICK	0	100	16	3	48.00	SF	12.50	12.50	100	2006	2006	3	97	582	
11	0825	BRICK	0	100	34	8	272.00	SF	12.50	12.50	100	2006	2006	3	97	3,298	

TOTAL OB/XF 12,233

LAND DESCRIPTION

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		R-1A	130.00	200.00	130.00	FF	1	1.22	1.00	1.22	2,400.00	2,928.00	380,640							

REVIEW DATE 10/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 380,640 Market: 0 Agricultural: 0 Common: 380,640 PRINTED 08/02/2023 BY SYS

LOT 1 & E15 FT OF LOT 2
(LESS R/W) OR 1251/385
ALTA VISTA 2 PB 2/44

COXWELL JOHN D & NANCY C
2119 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2704

2023

00-00-31-100B-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,702
TOTAL MARKET OB/XF VALUE		12,382
TOTAL LAND VALUE - MARKET		380,640
TOTAL MARKET VALUE		738,724
SOH/AGL Deduction		408,825
ASSESSED VALUE		329,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,899
TOTAL JUST VALUE		738,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051776	ADDITION	200,000	05/11/2005
20051122	OTHER	1,000	01/26/2005
10064B	REMODEL	800	09/26/1996
9354B	REMODEL	10,000	10/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1251/0385	8/06/2004	WD	Q	I		295,000
GRANTOR: YARNELL JOSEPH J & NA						
GRANTEE: COXWELL JOHN D & NA						
0722/0117	1/17/1995	WD	Q	I		107,000
GRANTOR: PRUITT JOHN D & ALMA						
GRANTEE: YARNELL JOSEPH J &						

BUILDING NOTES

BUILDING DIMENSIONS

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
12	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	2006	2006	3	31	149	

LAND DESCRIPTION

TOTAL OB/XF 149

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

REVIEW DATE 10/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 380,640 Market: 0 Agricultural: 0 Common: 380,640 PRINTED 08/02/2023 BY SYS