



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	14	WD SHINGLE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	1008.00	

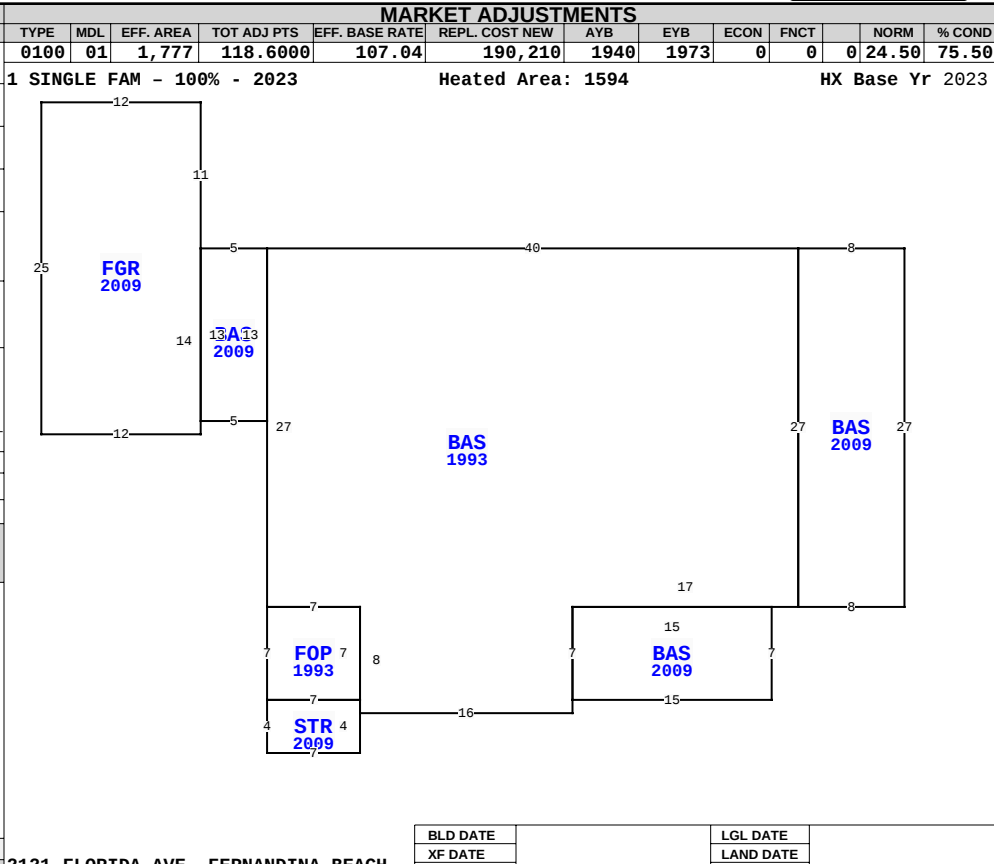
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	97,625
BAS	65	100	65	5,253
BAS	105	100	105	8,485
BAS	216	100	216	17,456
FGR	300	55	165	13,335
FOP	49	30	15	1,213
STR	28	10	3	242

TOTALS	1,971	1,777	143,609
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	1940	1940	3	20	700	
2	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2009	2009	3	91	331	
3	0810	CONCRETE A	0 100	66	11	726.00	SF	6.50	6.50	100	2009	2009	3	91	4,294	

LAND DESCRIPTION			TOTAL OB/XF													
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
1	000100	C	SFR	100			103.00	147.00	103.00	FF		1.00	1.00	1.00	2,400.00	2,400.00

REVIEW DATE	08/14/2018	BY	DJX
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2121 FLORIDA AVE, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				143,609	
TOTAL MARKET OB/XF VALUE				5,325	
TOTAL LAND VALUE - MARKET				247,200	
TOTAL MARKET VALUE				396,134	
SOH/AGL Deduction				0	
ASSESSED VALUE				396,134	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				346,134	
TOTAL JUST VALUE				396,134	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				343,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181842	REMODEL	12,000	05/30/2018
20091676	XFOB	1,000	12/09/2009
20091525	REPAIR/RRF	3,000	11/05/2009
20091192	ADDITION	96,247	09/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1866	12/29/2022	WD	Q	I	01	500,000
GRANTOR: HERRING CYNTHIA K TRU						
GRANTEE: MACIS FREDY A VALLE						
1561/0529	4/16/2008	QC	U	I	01	100
GRANTOR: HERRING CYNTHIA K						
GRANTEE: HERRING CYNTHIA K T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W8 BAS=[YR=1993] W40 BAS=[YR=2009] W5FGR=[YR=2009] N11W12S25E12 N14S13E5N13S27 FOP=[YR=1993] S7 STR=[YR=2009] S4E7N4W7\$E7 N7W7\$E7S8 E16N1 BAS=[YR=2009] E15N7 W15S7\$N7 E17N27\$ S27E8N27\$. W28 S10 E28N10\$E65\$.									