

BLOCK J LOT 7 & W'LY 25 FT 8 &
PT OF ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

JARRELL CLIFFORD O & LINDA S
2212 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1120-000J-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	78,849
FGR	546	55	300	27,505
FOP	60	30	18	1,651
FOP	86	30	26	2,384
FOP	112	30	34	3,117
FUS	910	100	910	83,433

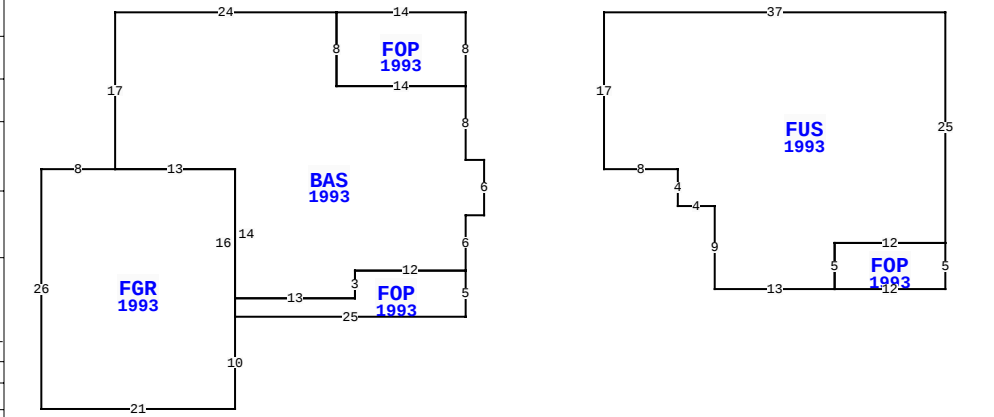
TOTALS	2,574	2,148	196,938
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	42	22	924.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	23	3	96.00	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			75.00	147.00	75.00	FF 1	

REVIEW DATE 06/04/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,148	126.6699	114.32	245,559	1986	1990	0	0	19.80	80.20
1 SINGLE FAM - 100% - 1990											
Heated Area: 1770											
HX Base Yr 1990											



2212 ATLANTIC AVE, FERNANDINA BEACH

TOTAL OB/XF											
5,617											

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5,617											

Total Acres: 0.00 Total Land Value: 207,000 Market: 0 Agricultural: 0 Common: 207,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			196,938
TOTAL MARKET OB/XF VALUE			5,617
TOTAL LAND VALUE - MARKET			207,000
TOTAL MARKET VALUE			409,555
SOH/AGL Deduction			231,146
ASSESSED VALUE			178,409
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			128,409
TOTAL JUST VALUE			409,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032384	REPAIR/RRF	6,000	01/22/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0578/0309	9/01/1989	WD	Q	I		105,000	

GRANTOR: TIDEWATER DEVELOP
GRANTEE: JARRELL CLIFFORD &

BUILDING DIMENSIONS											
FOP=[YR=1993] W14 BAS=[YR=1993] W24 S17 FGR=[YR=1993] W8 S26 E21 N10 FOP=[YR=1993] E25 N5 W12 S3 W13 S2 \$ N16 W13 \$ E13 S14 E13 N3 E12 N6 E2 N6 W2 N8 W14 N8 \$ S8 E14 N8 \$ PTR= E15 FUS=[YR=1993] E37 S25 FOP=[YR=1993] S5 W12 N5 E12 \$ W12 S5 W13 N9 W4 N4 W8 N17 \$ W15 \$.											

BUILDING NOTES											

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