

COSTRINO JESSE L
2217 FLORIDA AVE
FERNANDINA BEACH, FL 32034

00-00-31-1120-000J-0116

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	17	CB STUCCO 100								0100	01	1,743	114.0950	102.97	179,477	1952	1952		0	0	35.00	65.00	VALUATION BY																						
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2015										Heated Area: 1590										HX Base Yr 2015															
Roof Cover	04	COMP SHNGL 100																												Tax Group: 2								Tax Dist:							
Interior Wall	03	PLYWOOD 70																												BUILDING MARKET VALUE								116,660							
Interior Wall	04	DRYWALL 30																												TOTAL MARKET OB/XF VALUE								24,970							
Interior Floo	05	HARDTILE 70																												TOTAL LAND VALUE - MARKET								313,200							
Interior Floo	15	CARPET 30																												TOTAL MARKET VALUE								454,830							
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								217,718							
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								237,112							
Bedrooms	04	4 100																												TOTAL EXEMPTION VALUE								HX HB 50,000							
Bathrooms	04	2 100																												BASE TAXABLE VALUE								187,112							
Frame	03	MASONRY 100																												TOTAL JUST VALUE								454,830							
Stories	1.	1. 100																												NCON VALUE								0							
Units	02	DIST FB 100																												INCOME VALUE															
BUD8 Adjustme	00	NONE 100																												PREVIOUS YEAR MKT VALUE								371,252							
Occupancy	00																																												
Quality	02	Quality Level 02																																											
DOR CODE	0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA																																											
NEIGHBORHOOD/LOC	1008.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,590	100	1,590	106,419																																									
UOP	60	20	12	803																																									
UOP	72	20	14	937																																									
USP	325	30	98	6,559																																									
UST	64	45	29	1,941																																									
TOTALS	2,111		1,743	116,660																																									
EXTRA FEATURES					2217 FLORIDA AVE, FERNANDINA BEACH																																								
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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	1,960																														
2	0810	CONCRETE A	0 100	17	22	374.00	SF	6.50	6.50	100	1952	1952	3	20	486																														
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650																														
5	0825	BRICK	0 100	55	27	1,485.00	SF	6.25	6.25	100	1980	1980	3	75	6,961																														
6	0845	KOOL DECK	0 100	0	0	523.00	SF	7.25	7.25	100	1990	1990	3	62	2,351																														
7	0810	CONCRETE A	0 100	0	0	460.00	SF	7.15	7.15	100	1990	1990	3	62	2,039																														
8	0300	BOAT DCK W	0 100	12	8	96.00	SF	40.00	40.00	100	1990	1990	3	20	768																														
9	0681	POLE SHED	0 100	16	14	224.00	SF	15.00	15.00	100	2004	2004	3	40	1,344																														
10	0752	USP	0 100	8	15	120.00	SF	15.00	15.00	100	2004	2004	3	40	720																														
11	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3	24	691																														
LAND DESCRIPTION					TOTAL OB/XF															24,970																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000130	C	SFR WATER	100			174.00	147.00	174.00	FF		1.00	1.00	0.75	2,400.00	1,800.00	313,200																												
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