PT OF LOT 71
IN OR 1335/1265
MIRAMAR BEACH PB 2/61

ALLAIRE LYNN M
2803 CLEVELAND AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0071-0030

BUILDING CHARACTERISTICS

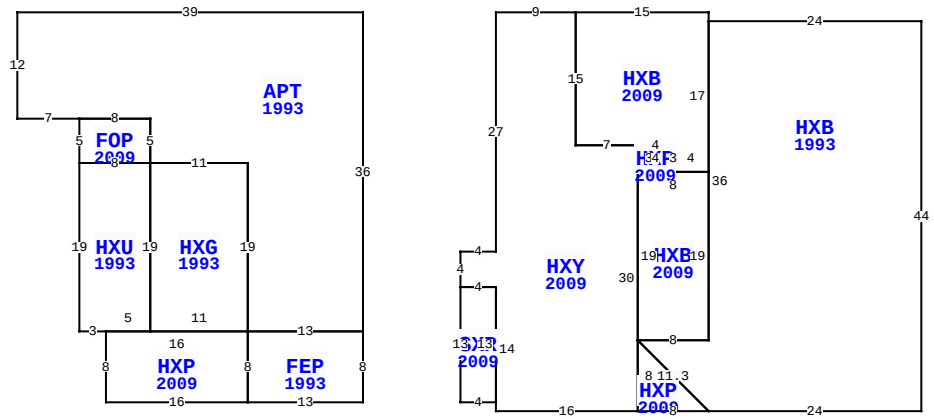
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	835	100	835	89,928
FEP	104	80	83	8,939
FOP	40	30	12	1,293
HXB	1,088	100	1,088	117,176
HXB	152	100	152	16,370
HXB	237	100	237	25,524
HXG	209	55	115	12,386
HXP	12	30	4	431
HXP	32	30	10	1,077
HXP	128	30	38	4,093
TOTALS	3,672		2,758	297,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,758	107.0400	127.65	352,059	1949	1990	0	0	0	15.63	84.37

1 DUPLEX – 66.1% - 2006 Heated Area: 2312 HX Base Yr 2006



** This building has 13 Sub-Areas

2803 CLEVELAND AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,032
TOTAL MARKET OB/XF VALUE		4,941
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		511,973
SOH/AGL Deduction		233,452
ASSESSED VALUE		278,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,521
TOTAL JUST VALUE		511,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111062	H/AC	3,500	06/28/2011
20052280	REMODEL	1,000	07/25/2005
20052094	XFOB	20,000	06/28/2005
20051960	OTHER	1,000	06/09/2005
20041334	REMODEL	2,000	07/22/2004
20041015	H/AC	5,000	06/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1265	7/25/2005	QC	U	I	01	100
GRANTOR: ALLAIRE JOHN E & LYNN						
GRANTEE: ALLAIRE LYNN M						
1218/0956	3/29/2004	WD	Q	I		247,500
GRANTOR: STOVER EMMA L						
GRANTEE: ALLAIRE JOHN E & LY						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W39 S12 E7 FOP=[YR=2009] S5 HXU=[YR=1993]
S19E3 HXP=[YR=2009] S8E16 FEP=[YR=1993] E13N8W13S8$
N8HXG=[YR=1993] N19W11S19E11$ W16$ E5N19W8$ E8 N5W8$
E8S5E11S19E13 N36$ PTR= E15 HXY=[YR=2009] S27W4S4
SXR=[YR=2009] S13E4N13W4$ E4S14E16 HXP=[YR=2009] E8
HXB=[YR=1993] E24 N44W24 HXB=[YR=2009] N1W15S15E7
HXP=[YR=2009] S3 HXB=[YR=2009] S19E8N19W8$ E4N3W4$
E4S3E4N17$ S36W8 D8 R8 $ U8 L8 S8$ N30W7 N15W9$ W15$.

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	16	18	288.00	SF	6.50	6.50	100	2007	2007	3	89	1,666	
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2007	2007	3	89	2,603	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2007	2007	3	35	672	

LAND DESCRIPTION

TOTAL OB/XF 4,941

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	000800	C	MULTI-FAM	100	0006	R-1	60.00	125.00	60.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	210,000							

REVIEW DATE 09/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS