

BLK 9 LOT 19 & ABND ESMT IN
OR 1953/764
THE PARK S/D PBK 4/28

GORDON JONATHAN D & ASHLEY R
2801 ELIZABETH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0009-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

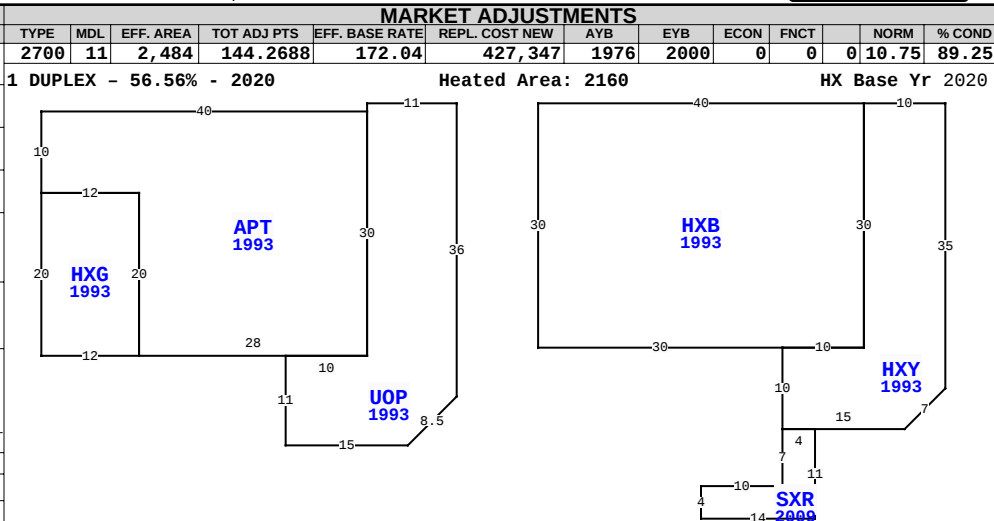
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	960	100	960	147,404
HXB	1,200	100	1,200	184,255
HXG	240	55	132	20,268
HXY	488	15	73	11,209
SXR	84	10	8	1,228
UOP	554	20	111	17,043

TOTALS	3,526		2,484	381,407
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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	0	0	1,450.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	10	20	200.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	100	0006	R-1	0.00	0.00	1.00	LT	

REVIEW DATE 06/09/2021 BY KKK



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

2801 ELIZABETH ST, FERNANDINA BEACH			
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TOTAL OB/XF											
27,801											

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		381,407	
TOTAL MARKET OB/XF VALUE		27,801	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		809,208	
SOH/AGL Deduction		238,036	
ASSESSED VALUE		571,172	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		521,172	
TOTAL JUST VALUE		809,208	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152610	SWIM POOL	31,000	11/05/2015
20141330	REMODEL	75,000	06/20/2014
20141171	ROOF	2,200	06/03/2014
20041534	XFOB	3,000	08/24/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2288/0077	7/02/2019	WD	Q	I	02
GRANTOR: SPILBOR WALTER F JR &					
GRANTEE: GORDON JONATHAN D &					
1953/0764	12/16/2014	MS	U	I	18
GRANTOR: CITY OF FERNANDINA BE					
GRANTEE: SPILBOR WALTER F JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UOP=[YR=1993] W11S1 APT=[YR=1993] W40 S10 HXG=[YR=1993] S20 E12 N20 W12\$ E12 S20 E28 N30\$ S30 W10S11E15 U6 R6 N36\$ PTR=E10 HXB=[YR=1993] S30E30 HXY=[YR=1993] S10 SXR=[YR=2009] S7W10S4E14 N11W4\$E15 U5 R5 N35W10S30W10\$ E10N30W40\$ W10\$.					

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