

BLOCK 23 LOTS 17 18 19 &
 LOTS 1 THRU 8
 IN OR 267/283 & OR 956/845 &

BRAY JULIA D
 2800 KISSIMMEE AVE
 FERNANDINA BEACH, FL 32034

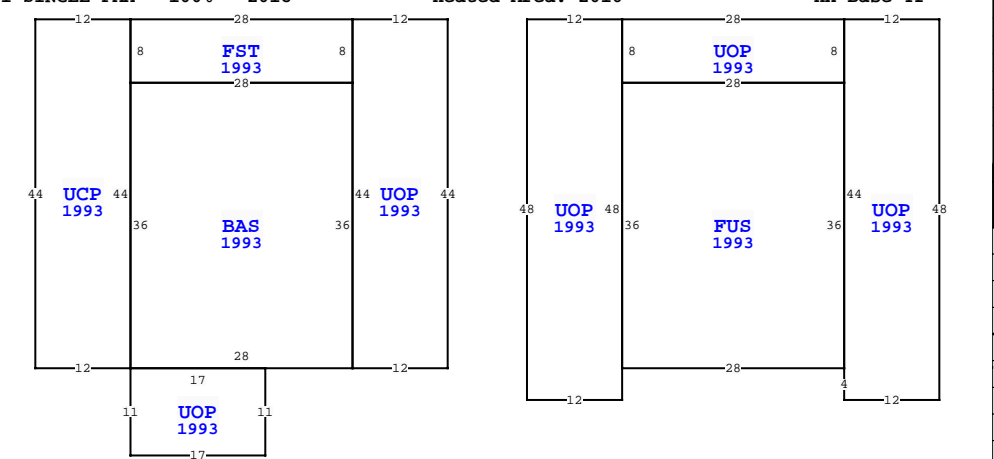
2023

00-00-31-1680-0023-0170



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,663	85.5000	77.16	205,477	1979	1979	0	0	0	19.75	80.25		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	62,416
FST	224	55	123	7,617
FUS	1,008	100	1,008	62,416
UCP	528	20	106	6,564
UOP	187	20	37	2,291
UOP	224	20	45	2,786
UOP	528	20	106	6,564
UOP	576	20	115	7,121
UOP	576	20	115	7,121
TOTALS	4,859		2,663	164,895

2800 KISSIMMEE 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	1980	1980	3	35	218	
3	0350	CARPORT WD	0	100	22	528.00	SF	13.00	13.00	100	1998	1998	3	20	1,373	

LAND DESCRIPTION		TOTAL OB/XF													
		3,219													

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			75.00	100.00	75.00	FF		1.00	1.00	0.90	4,500.00	4,050.00	303,750							
2	000100	C	SFR	100			200.00	100.00	200.00	FF		1.00	1.00	0.48	4,500.00	2,160.00	432,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			164,895	
TOTAL MARKET OB/XF VALUE			3,219	
TOTAL LAND VALUE - MARKET			735,750	
TOTAL MARKET VALUE			903,864	
SOH/AGL Deduction			0	
ASSESSED VALUE			903,864	
TOTAL EXEMPTION VALUE	13		903,864	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			903,864	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			828,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS
 UOP=[YR=1993] W12 FST=[YR=1993] W28 UCP=[YR=1993] W12 S44E12
 UOP=[YR=1993] S11 E17 N11 W17 \$ BAS=[YR=1993] E28 N36 W28 S36
 \$ N44 \$ S8 E28 N8 \$ S44 E12 N44 \$ PTR= E10UOP=[YR=1993] E12
 UOP=[YR=1993] E28 UOP=[YR=1993] E12 S48W12 N4 FUS=[YR=1993]
 W28 N36 E28 S36 \$ N44 \$ S8 W28 N8 \$ S48 W12 N48 \$ W10 \$.