BLOCK 1 LOT 1 &
E3 FT OF S147.5 FT OF N167.5
FT OF OUTLOT 271 &

HAAS KAREN T
2112 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0001-0010

BUILDING CHARACTERISTICS

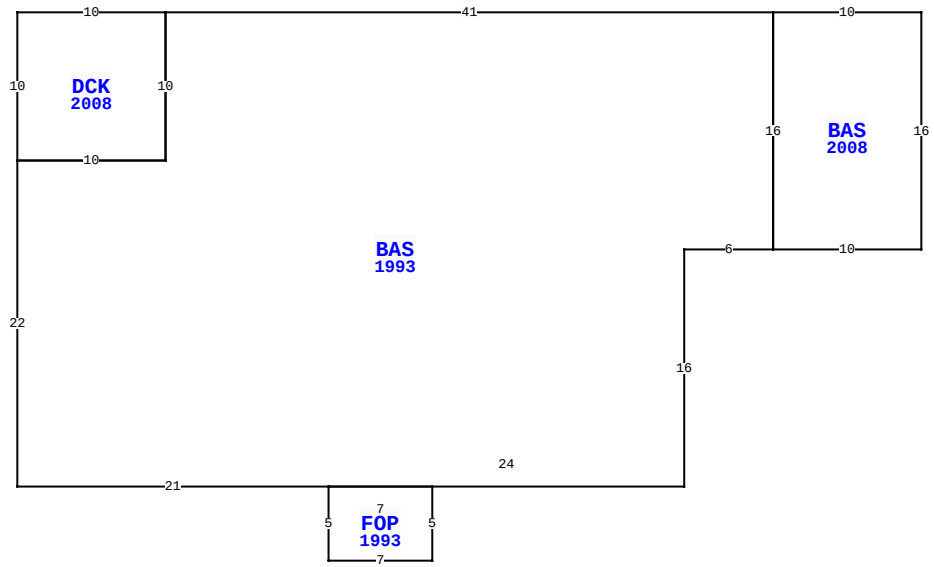
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	93,814
BAS	160	100	160	10,453
DCK	100	10	10	653
FOP	35	30	10	653
TOTALS	1,731		1,616	105,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	108.1200	97.58	157,689	1950	1965	0	0	0	33.05	66.95

1 SINGLE FAM – 100% - 0 Heated Area: 1596 HX Base Yr



2112 FLORIDA AVE, FERNANDINA BEACH

BLD DATE	12/09/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,875
TOTAL MARKET OB/XF VALUE		8,314
TOTAL LAND VALUE - MARKET		277,572
TOTAL MARKET VALUE		396,761
SOH/AGL Deduction		300,401
ASSESSED VALUE		96,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,360
TOTAL JUST VALUE		396,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090140	H/AC	3,500	02/02/2009
20060109	REPAIR/RRF	1,800	01/17/2006
20052812	ELEC OTHER	1,000	10/07/2005
20051566	ADDITION	2,000	04/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1801/0961	6/29/2012	QC	U	I	30	100
GRANTOR: HAAS JEFFREY C						
GRANTEE: HAAS KAREN T						
0994/1760	6/29/2001	QC	U	I	07	100
GRANTOR: MCINTYRE JAMES K & KA						
GRANTEE: HAAS KAREN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W10 BAS=[YR=1993] W41 DCK=[YR=2008] W10 S10 E10 N10$ S10 W10 S22 E21 FOP=[YR=1993] S5 E7 N5 W7$ E24 N16 E6 N16$ S16 E10 N16$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
3	0810	CONCRETE A	0	100	0	0	1,691.00	SF	6.50	6.50	100	1995	1995	3	72	7,914	

LAND DESCRIPTION

TOTAL OB/XF 8,314

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	000100	C	SFR	100	0006		63.00	115.00	63.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	160,272							
2	000100	C	SFR	100	0006		50.00	148.00	50.00	FF	1	1.15	1.00	0.98	2,400.00	2,346.00	117,300							

REVIEW DATE 10/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 277,572 Market: 0 Agricultural: 0 Common: 277,572 PRINTED 08/02/2023 BY SYS

BLOCK 1 LOT 1 &
E3 FT OF S147.5 FT OF N167.5
FT OF OUTLOT 271 &

HAAS KAREN T
2112 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

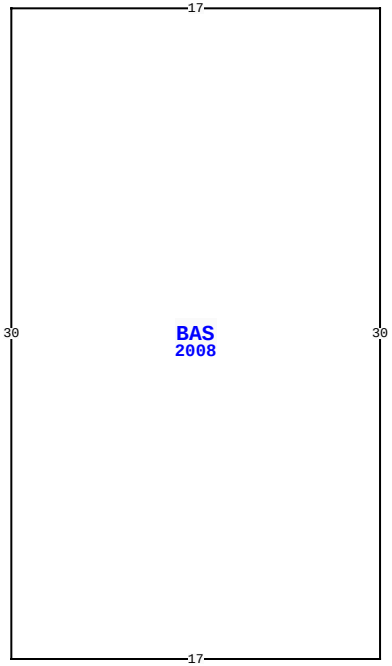
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	510	5,302
TOTALS	510		510	5,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	510	59.4000	20.79	10,603	1960	1960	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 510 HX Base Yr



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2112 FLORIDA AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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0994/1760	6/29/2001	QC	U	I	07	100
GRANTOR: MCINTYRE JAMES K & KA						
GRANTEE: HAAS KAREN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 S30 E17 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 277,572 Market: 0 Agricultural: 0 Common: 277,572 PRINTED 08/02/2023 BY SYS