



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	875	100	875	97,040
FCP	200	25	50	5,546
FOP	18	30	5	555
FST	50	55	28	3,105

TOTALS	1,143		958	106,245
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00
2	0810	CONCRETE A	0 100	46	8	368.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1A	58.00	115.00	58.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	958	140.8428	127.11	121,771	1961	2005	0	0	0 12.75	87.25	
1 SINGLE FAM - 100% - 0 Heated Area: 875 HX Base Yr												

2114 FLORIDA AVE, FERNANDINA BEACH										BLD DATE					LGL DATE
										XF DATE					LAND DATE
										INC DATE					AG DATE
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
64.00		SF	30.00	30.00	100	1990	1990	3	20	384					
368.00		SF	6.50	6.50	100	1985	1985	3	49.5	1,184					
60.00		SF	6.50	6.50	100	1985	1985	3	49.5	193					
64.00		SF	10.00	10.00	100	2006		3	31	198					

TOTAL OB/XF 1,959												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		R-1A	58.00	115.00	58.00	FF	1	1.06

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	106,245		
TOTAL MARKET OB/XF VALUE	1,959		
TOTAL LAND VALUE - MARKET	147,552		
TOTAL MARKET VALUE	255,756		
SOH/AGL Deduction	58,000		
ASSESSED VALUE	197,756		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	147,756		
TOTAL JUST VALUE	255,756		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	192,543		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102147	H/AC	1,250	12/17/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0940	2/15/2023	WD	Q	I	01	410,000
GRANTOR: BESWICK LORETTA M & J						
GRANTEE: WINTON DONNA JAE						
2351/1378	3/30/2020	WD	Q	I	01	225,000
GRANTOR: HANAWALT LINDA						
GRANTEE: BESWICK LORETTA M &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W35 FST=[YR=1993] W10 S5 FCP=[YR=1993] S20 E10 N20W10\$ E10N5\$ S25 E7 FOP=[YR=2009] S3E6N3W6\$E28 N25\$.									