BLOCK 2 LOTS 1 & W 20 FT OF 2
IN OR 622 PG 572
WINDSOR PLACE 1 PB 3/1

CASERTA JAMES C & MARY J
2200 FLORIDA AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0002-0010

BUILDING CHARACTERISTICS

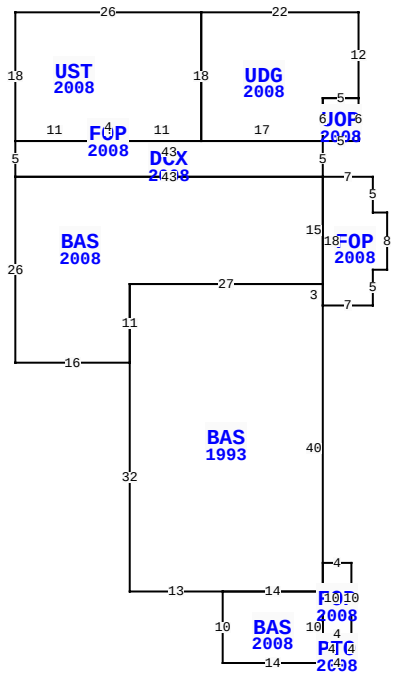
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,161	100	1,161	113,999
BAS	140	100	140	13,746
BAS	821	100	821	80,614
DCX	215	15	32	3,142
FOP	8	30	2	196
FOP	40	30	12	1,179
FOP	142	30	43	4,223
PTO	16	5	1	98
UDG	366	55	201	19,737
UOP	30	20	6	589
TOTALS	3,399		2,626	257,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	121.5648	109.71	288,098	1947	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 0 Heated Area: 2122 HX Base Yr



** This building has 11 Sub-Areas

2200 FLORIDA 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		257,848
TOTAL MARKET OB/XF VALUE		2,733
TOTAL LAND VALUE - MARKET		203,520
TOTAL MARKET VALUE		464,101
SOH/AGL Deduction		316,331
ASSESSED VALUE		147,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,770
TOTAL JUST VALUE		464,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151879	DRIVEWAY	0	08/13/2015
20080762	H/AC	500	05/05/2008
20080580	NEW CONSTR	3,210	04/14/2008
20080458	REMODEL	4,000	03/20/2008
20071808	GAS	350	09/24/2007
20071349	REMODEL	1,800	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0622/0572	3/25/1991	WD	Q	I		59,500
GRANTOR: STEPHENS CALVIN & K						
GRANTEE: CASERTA JAMES & MAR						
0377/0056	1/01/1983	WD	Q	I		34,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[YR=2008] W22 UST=[YR=2008] W26 S18 DCX=[YR=2008] S5 BAS=[YR=2008] S26E16 BAS=[YR=1993] S32E13 BAS=[YR=2008] S10E14 PTO=[YR=2008] E4N4 FOP=[YR=2008] N10W4S10 E4$ W4S4$N10W14$ E14N40 FOP=[YR=2008] E7N5E2N8W2N5W7S18$ N3 W27S11$ N11E27N15W43$ E43N5W43 $ E11 FOP=[YR=2008] E4N2W4S2$ N2E4S2 E11N18$ S18E17UOP=[YR=2008] E5N6W5S6 $ N6E5N12$.

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
1	0811	CONCRETE B	0	100	0	0	480.00	SF	5.20	5.20	100	2015	2015	3	96	2,396	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2015	2015	3	96	337	

LAND DESCRIPTION

TOTAL OB/XF 2,733

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
1	000100	C	SFR	100	0006	R-1	80.00	115.00	80.00	FF	1	1.06	1.00	1.06	2,400.00	2,544.00	203,520							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 203,520 Market: 0 Agricultural: 0 Common: 203,520 PRINTED 08/02/2023 BY SYS