BLOCK 2 LOT 7 (EX S-1)
WINDSOR PLACE #1 PB 3/1

CLARKE DAVID & CYNTHIA
2220 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-178A-0002-0070

BUILDING CHARACTERISTICS

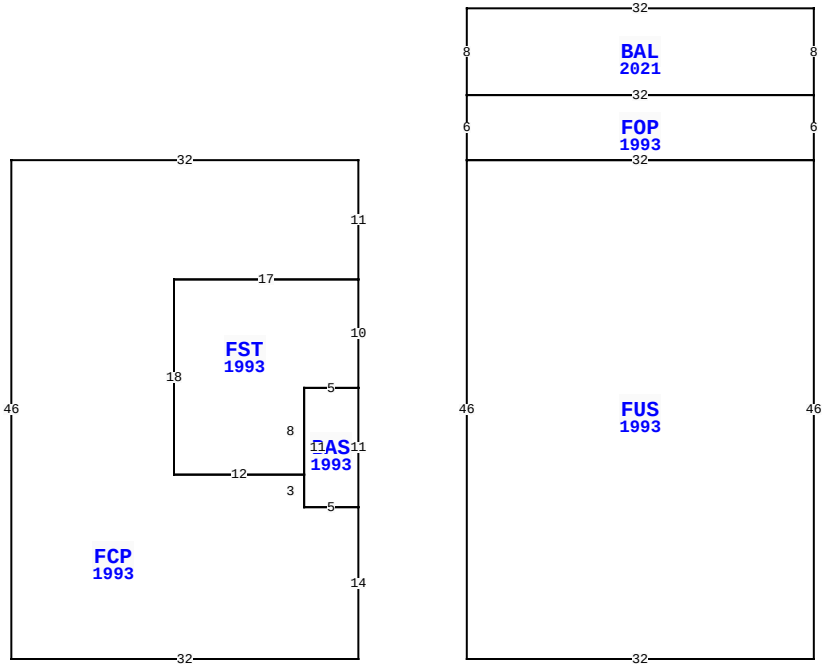
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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
BAL	256	15	38	4,472
BAS	55	100	55	6,472
FCP	1,151	25	288	33,891
FOP	192	30	58	6,825
FST	266	55	146	17,181
FUS	1,472	100	1,472	173,217
TOTALS	3,392		2,057	242,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	114.5620	136.04	279,834	1988	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2021 Heated Area: 1527 HX Base Yr 2021



2220 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		242,056
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		287,500
TOTAL MARKET VALUE		531,866
SOH/AGL Deduction		83,465
ASSESSED VALUE		448,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,401
TOTAL JUST VALUE		531,866
NCON VALUE		2,230
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110185	REPAIR/RRF	2,000	02/08/2011
20100088	ELEC OTHER	300	01/20/2010
20100052	OTHER	1,000	01/13/2010
4494	NEW CONSTR	50,000	09/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1148	2/14/2020	WD	U	I	11	100
GRANTOR: H & R PROPERTIES LLC						
GRANTEE: CLARKE DAVID & CYNT						
1664/1031	2/12/2010	WD	U	I	11	100
GRANTOR: CLARKE DAVID W & CYNT						
GRANTEE: H & R PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] N14 BAS=[YR=1993] N11 FST=[YR=1993]
N10W17S18E12N8E5$W5S11 E5$W5N3W12N18E17N11W32S46E32$ PTR=E10
FUS=[YR=1993] E32N46 FOP=[YR=1993] N6 BAL=[YR=2021]
N8W32S8E32$ W32S6E32$ W32S46$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	000130	C	SFR WATER	100	0006	R-1	115.00	65.00	115.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	287,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 08/02/2023 BY SYS