

BLOCK 269 LOT 9 S1/2 OF 8
IN OR 2436/864
CITY OF FDNA BEACH

ACOSTA NORMA M/ACOSTA SUSAN ANNETTE
22 S 2ND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0269-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

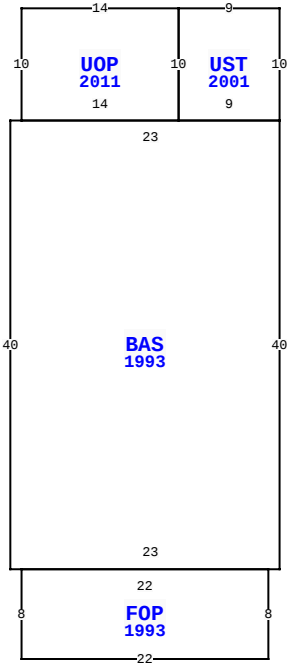
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	77,975
FOP	176	30	53	4,305
UOP	140	20	28	2,274
UST	90	45	40	3,249
TOTALS	1,366		1,081	87,803

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0940	SHEDS/PORT	0 100	18	10	180.00	SF	30.00	30.00	100	1960	1960	3	20	1,080	
3	0825	BRICK	0 100	3	7	21.00	SF	12.50	12.50	100	1929	1929	3	20	53	
4	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	9.50	100	1929	1929	3	20	38	
5	0810	CONCRETE A	0 100	4	6	24.00	SF	6.50	6.50	100	1929	1929	3	20	31	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,081	95.4000	135.94	146,951	1929	1980	0	0	40.25	59.75
1 SFR CUST - 100% - 0											
Heated Area: 960											
HX Base Yr											
22 S 2ND ST, FERNANDINA BEACH											



NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	87,803		
TOTAL MARKET OB/XF VALUE	1,202		
TOTAL LAND VALUE - MARKET	277,500		
TOTAL MARKET VALUE	366,505		
SOH/AGL Deduction	218,097		
ASSESSED VALUE	148,408		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	98,408		
TOTAL JUST VALUE	366,505		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	356,534		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010678	REPAIR/RRF	2,000	04/17/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2436/0864	2/23/2021	WD U	I	11	
GRANTOR: ACOSTA NORMA M (L/E)					
GRANTEE: ACOSTA NORMA M & SU					
1994/1172	7/29/2015	QC U	I	11	
GRANTOR: ACOSTA NORMA M					
GRANTEE: ACOSTA SUAN ANNETTE					

BUILDING NOTES		

BUILDING DIMENSIONS		
UST=[YR=2001] W9 UOP=[YR=2011] W14 S10 BAS=[YR=1993] W1 S40 E1 FOP=[YR=1993] S8 E22 N8 W22\$ E23 N40 W23\$ E14 N10\$ S10 E9 N10\$.		

LAND DESCRIPTION										TOTAL OB/XF										1,202									
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	0003	C-3	37.00	125.00	4,625.00	SF		1.00	1.00	1.00	60.00	60.00	277,500												