BLOCK 270 LOT 5
IN OR 2304/1881
CITY OF FDNA BEACH

FLOURNOY JAMES & ALISON A
120 S 2ND STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0270-0050

BUILDING CHARACTERISTICS

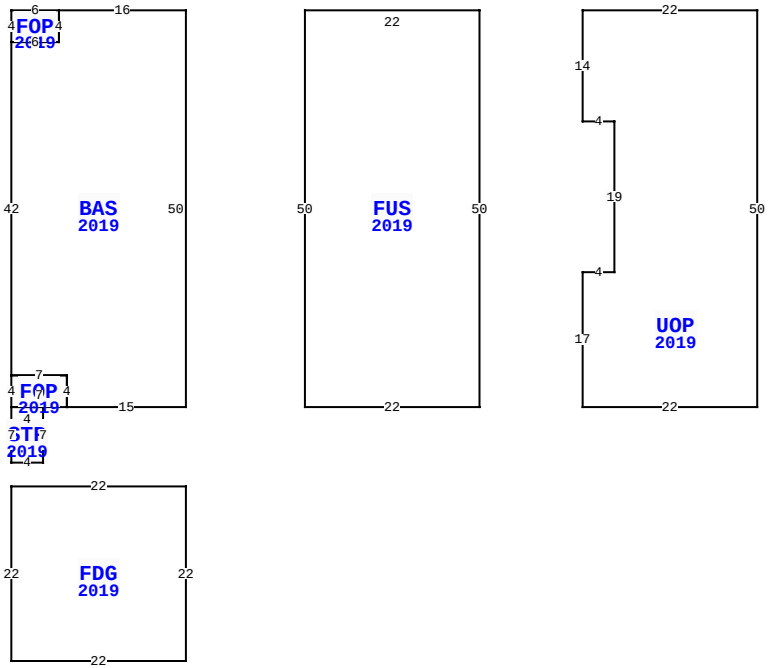
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	216,681
FDG	484	60	290	59,960
FOP	24	30	7	1,448
FOP	28	30	8	1,654
FUS	1,100	100	1,100	227,433
STP	28	10	3	620
UOP	1,024	20	205	42,385
TOTALS	3,736		2,661	550,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,661	147.1219	209.65	557,879	2019	2019	0	0	0	1.38	98.62

1 SFR CUST – 100% - 2022 Heated Area: 2148 HX Base Yr 2022



120 S 2ND ST, 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		550,180
TOTAL MARKET OB/XF VALUE		1,386
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		739,066
SOH/AGL Deduction		125,052
ASSESSED VALUE		614,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		564,014
TOTAL JUST VALUE		739,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181982	GARAGE	23,135	06/12/2018
20181980	NEW CONSTR	283,531	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1881	9/12/2019	SW	Q	I	01	672,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FLOURNOY JAMES & AL						
2206/0662	6/21/2018	WD	U	V	30	46,900
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W6 S4 E6 N4$ S4 W6 S42
FOP=[YR=2019] S4 STP=[YR=2019] S7 E4 N7 W4$ E7 N4 W7$ E7 S4
E15 N50$ PTR=E15 FUS=[YR=2019] E22 S50 W22 N50$ W15$ PTR=E50
UOP=[YR=2019] E22 S50 W22 N17 E4 N19 W4 N14$ W50$ PTR= S60
FDG=[YR=2019] W22 S22 E22 N22$ N60$.

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	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	99	594	
2	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	99	792	

LAND DESCRIPTION

TOTAL OB/XF 1,386

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	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	60.00	60.00	187,500							

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS