LOTS 21 & 23
IN OR 2090/1749
RAYON TERRACE PB 3/31

BROWN JASON D
2145 RAYON ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0540-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

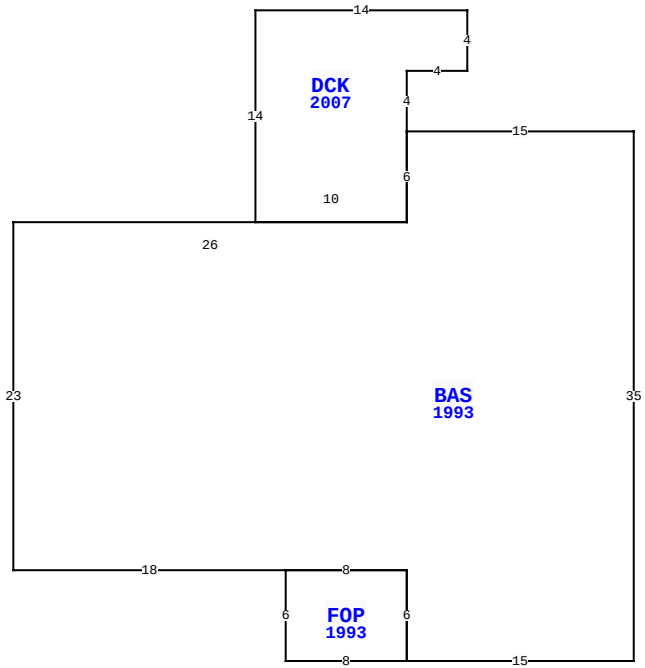
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,123	100	1,123	103,511
DCK	156	10	16	1,475
FOP	48	30	14	1,291
TOTALS	1,327		1,153	106,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	114.4800	108.76	125,400	1981	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1123 HX Base Yr 2018



2145 RAYON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		106,276
TOTAL MARKET OB/XF VALUE		5,446
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		241,722
SOH/AGL Deduction		110,247
ASSESSED VALUE		131,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,475
TOTAL JUST VALUE		241,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002354	REMODEL	20,000	04/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/1749	12/21/2016	SW	U	I	12	115,000
GRANTOR: MORTGAGE EQUITY CONV						
GRANTEE: BROWN JASON D						
2071/0097	9/12/2016	CT	U	I	18	119,000
GRANTOR: CLERK OF COURT						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 DCK=[YR=2007] N4 E4 N4 W14 S14 E10 N6$ S6 W26 S23 E18 FOP=[YR=1993] S6 E8 N6 W8$ E8 S6 E15 N35 $.

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	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	2005	2005	3	86	5,446	

LAND DESCRIPTION

TOTAL OB/XF 5,446

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		RSF-	2100.00	152.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS