BLK A LOT 4,E1/2 LOT 5,W 15FT
OF LOT 3 & PT OF ABND ALLEY
IN OR 741/481 ORDINANCE #95-17

RICE FAMILY LIVING TRUST/RICE BERYL L TRUSTEE
2106 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000A-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

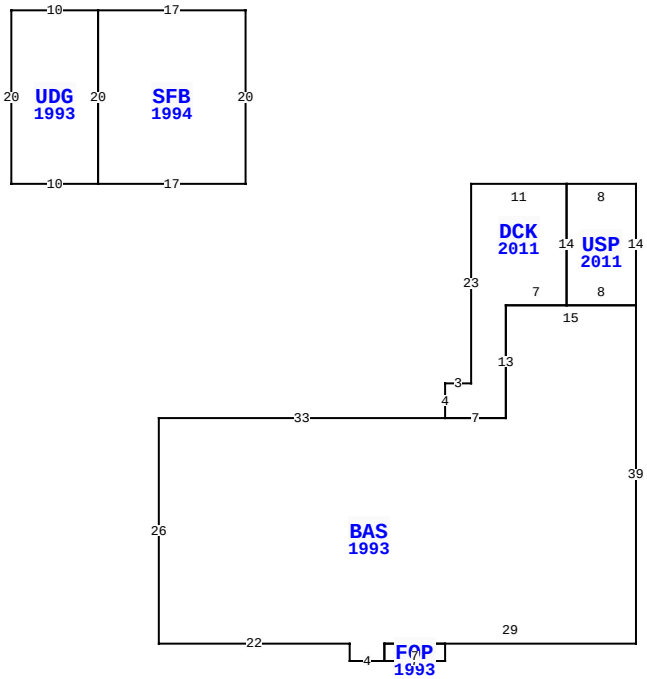
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	187,266
DCK	218	10	22	2,523
FOP	14	30	4	459
SFB	340	80	272	31,192
UDG	200	55	110	12,615
USP	112	30	34	3,899
TOTALS	2,517		2,075	237,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,075	116.1300	145.16	301,207	1939	1995	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2016 Heated Area: 1905 HX Base Yr 2016



2106 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,954
TOTAL MARKET OB/XF VALUE		4,696
TOTAL LAND VALUE - MARKET		334,080
TOTAL MARKET VALUE		576,730
SOH/AGL Deduction		296,150
ASSESSED VALUE		280,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,580
TOTAL JUST VALUE		576,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151810	SWIM POOL	0	08/04/2015
20112185	REPAIR/RRF	4,000	12/08/2011
20111746	REPAIR/RRF	4,000	09/30/2011
20111692	GAS	400	09/26/2011
20111313	REMODEL	7,000	08/08/2011
20111299	H/AC	7,000	08/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0347	7/04/2022	QC	U	I	11	100
GRANTOR: ELEAZER CATHERINE						
GRANTEE: RICE CARLEEN JOHNSO						
2575/1638	7/04/2022	QC	U	V	11	3,500
GRANTOR: ELEAZER CATHERINE						
GRANTEE: RICE CARLEEN JOHNSO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W8 DCK=[YR=2011] W11S23W3S4 BAS=[YR=1993] W33S26E22S2E4 FOP=[YR=1993] E7N2W7S2$ N2E29N39W15S13W7$ E7 N13E7N14$ S14E8N14$ PTR=W45 SFB=[YR=1994] N20W17 UDG=[YR=1993] W10S20 E10N20$ S20E17$ E45$.

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	1939	1939	3	20	700	
2	0801	ASPHALT A	0	100	0	0	1,482.00	SF	3.00	3.00	100	1980	1980	3	50	2,223	
3	0810	CONCRETE A	0	100	0	0	381.00	SF	6.50	6.50	100	1980	1980	3	32.5	805	
4	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1980	1980	3	32.5	234	
5	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1980	1980	3	32.5	158	
6	1076	TRELLIS A	0	100	8	15	120.00	SF	7.50	7.50	100	2011	2011	3	64	576	

LAND DESCRIPTION

TOTAL OB/XF 4,696

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	0003	R-1	90.00	157.00	90.00	FF	1	1.16	1.00	1.16	3,200.00	3,712.00	334,080							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 334,080 Market: 0 Agricultural: 0 Common: 334,080 PRINTED 08/06/2024 BY SYS