BLK A LOT 9 & E1/2 OF LOT 8
IN OR 2461/1388
(EX OR 2254/457) &

SCOTT JESSICA B & GARRETT M
2105 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000A-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

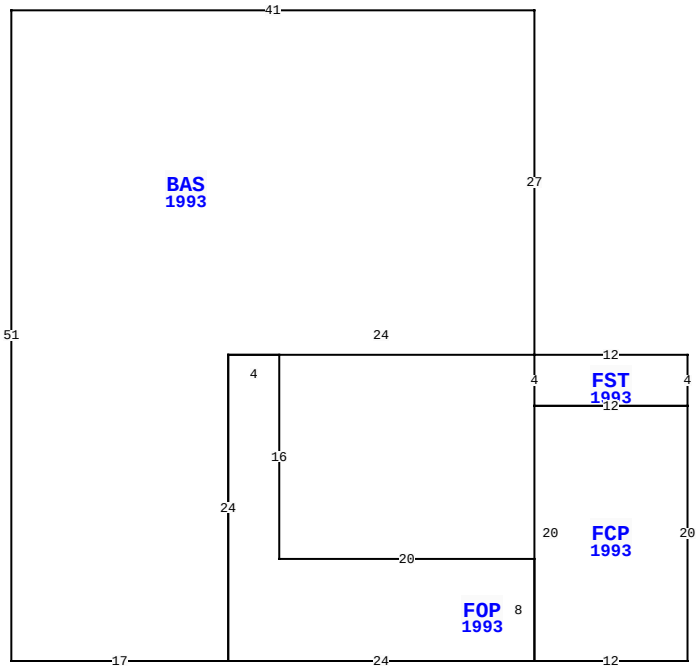
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1,515	131,821
FCP	240	25	60	5,221
FOP	256	30	77	6,700
FST	48	55	26	2,262
TOTALS	2,059		1,678	146,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	129.0000	122.55	205,639	1962	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1515 HX Base Yr 2022



2105 FLORIDA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,004
TOTAL MARKET OB/XF VALUE		1,523
TOTAL LAND VALUE - MARKET		229,824
TOTAL MARKET VALUE		377,351
SOH/AGL Deduction		70,904
ASSESSED VALUE		306,447
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,447
TOTAL JUST VALUE		377,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120195	FENCE	400	02/07/2012
20071404	REROOF W/30YR SHN	4,450	07/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2461/1388	5/13/2021	WD	U	I	30	250,000
GRANTOR: SCOTT MARGARET P						
GRANTEE: SCOTT JESSICA B & G						
1792/0719	5/03/2012	WD	U	I	16	75,700
GRANTOR: PIKULA JAMES STEWART						
GRANTEE: SCOTT MARGARET P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S51 E17 FOP=[YR=1993] E24 FCP=[YR=1993] E12 N20 FST=[YR=1993] N4 W12 S4 E12$ W12 S20$ N8 W20 N16 W4 S24$ N24 E24 N27$.

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	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,523	

LAND DESCRIPTION

TOTAL OB/XF 1,523

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	R-1	72.00	146.00	72.00	FF	1	1.14	1.00	1.14	2,800.00	3,192.00	229,824							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 229,824 Market: 0 Agricultural: 0 Common: 229,824 PRINTED 08/06/2024 BY SYS