BLOCK A LOT 12 & PT OF ABDN
ALLEY PT OR 741/481
ORDINANCE #95-17

WOOD GAIL COOK L/E/
2111 FLORIDA AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000A-0120

BUILDING CHARACTERISTICS

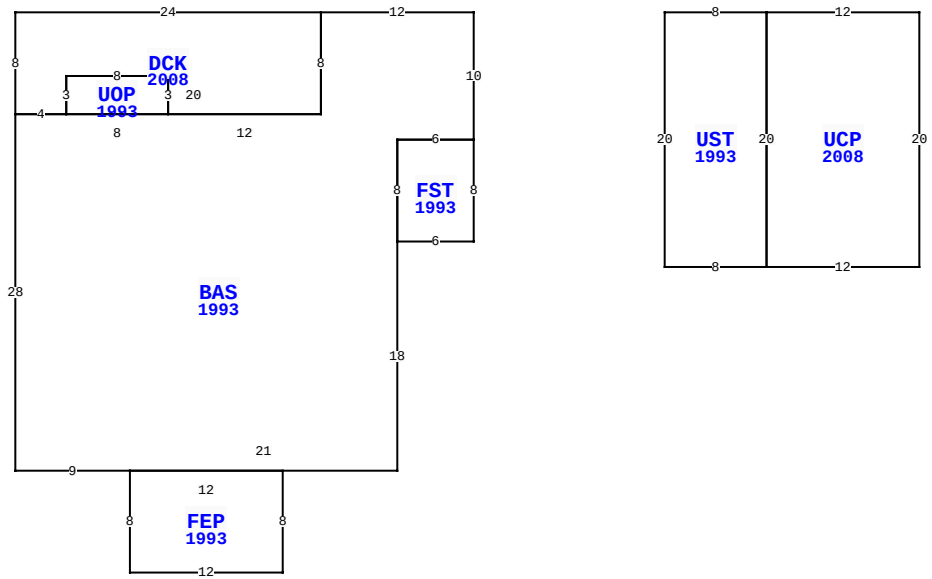
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	68,777
DCK	192	10	19	1,344
FEP	96	80	77	5,449
FST	48	55	26	1,840
UCP	240	20	48	3,396
UOP	24	20	5	354
UST	160	45	72	5,094
TOTALS	1,732		1,219	86,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	101.3360	96.27	117,353	1947	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2020 Heated Area: 972 HX Base Yr 2020



2111 FLORIDA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,254
TOTAL MARKET OB/XF VALUE		8,457
TOTAL LAND VALUE - MARKET		162,400
TOTAL MARKET VALUE		257,111
SOH/AGL Deduction		117,212
ASSESSED VALUE		139,899
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		39,899
TOTAL JUST VALUE		257,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122344	HVAC REPLACE 3 TO	3,828	11/20/2012
20080803	REROOF W/30YR SHN	6,247	05/12/2008
5843B	REPAIR/RRF	1,275	03/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2678/488	11/07/2023	LE	U	I	11	100
GRANTOR: WOOD GAIL C						
GRANTEE: STIVERS MELISSA G						
1914/1769	4/29/2014	QC	U	I	11	100
GRANTOR: HOLLOWAY KATHLEEN						
GRANTEE: WOOD GAIL COOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2008] W24 S8 E4 UOP=[YR=1993] N3 E8 S3 W8$ E20 N8$ S8 W12 N3 W8 S3 W4 S28 E9 FEP=[YR=1993] S8 E12 N8 W12 $ E21 N18 FST=[YR=1993] E6 N8 W6 S8 $ N8 E6 N10 $ PTR= E15 UST=[YR=1993] E8 UCP=[YR=2008] E12 S20 W12 N20 $ S20 W8 N20 $ W15 $.

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	1,609.00	SF	6.50	6.50	100	1995	1995	3	70	7,321	
2	0858	SCULP CONC	0	100	0	0	96.00	SF	13.00	13.00	100	1995	1995	3	91	1,136	

LAND DESCRIPTION

TOTAL OB/XF 8,457

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	50.00	157.00	50.00	FF	1	1.16	1.00	1.16	2,800.00	3,248.00	162,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 162,400 Market: 0 Agricultural: 0 Common: 162,400 PRINTED 08/06/2024 BY SYS