

BLOCK B LOTS 5 6,PT CL ALLEY
IN OR 2544/1344
(EX PT R/W IN OR 184/698)

APPRENDI MATTHEW & GULDEN
2002 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000B-0050



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	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

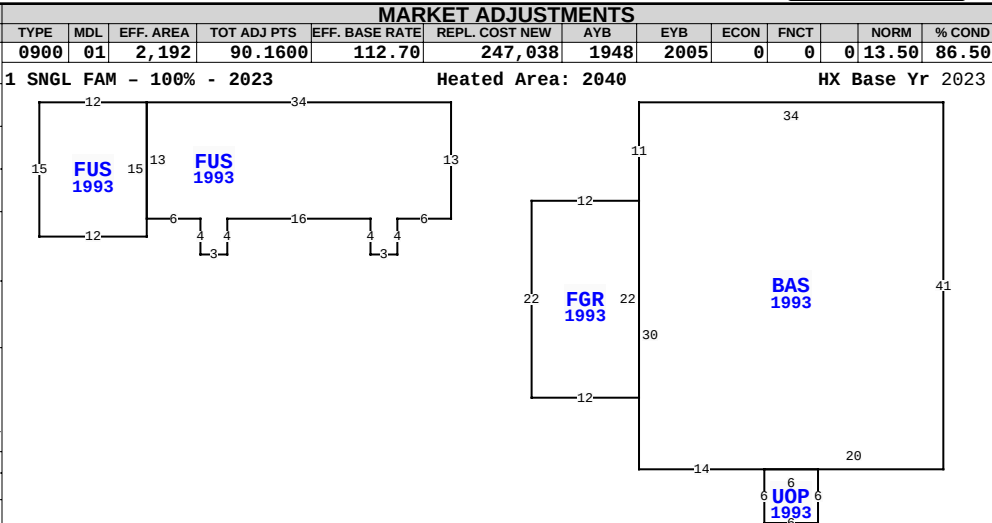
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1,394	135,895
FGR	264	55	145	14,136
FUS	180	100	180	17,547
FUS	466	100	466	45,428
UOP	36	20	7	682

TOTALS	2,340		2,192	213,688
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	12	4	48.00	SF	4.00	4.00	
3	0811	CONCRETE B	0	100	52	9	468.00	SF	5.20	5.20	
4	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	100.00	157.00	100.00	FF	1

REVIEW DATE	06/18/2019	BY	DJA
-------------	------------	----	-----



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
3,974											

Total Acres: 0.00	Total Land Value: 290,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										213,688	
TOTAL MARKET OB/XF VALUE										3,974	
TOTAL LAND VALUE - MARKET										290,000	
TOTAL MARKET VALUE										507,662	
SOH/AGL Deduction										0	
ASSESSED VALUE										507,662	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										452,662	
TOTAL JUST VALUE										507,662	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										498,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121755	H/AC	4,100	08/28/2012
20121386	RE-ROOF	5,220	07/12/2012
20042452	CHNGE SRVC	1,000	01/03/2005
7423	REPAIR/RRF	1,200	11/11/1992
1317	REMODEL	900	01/23/1989
4151	N/A	2,800	02/04/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2544/1344	3/02/2022	WD	Q	I	01	625,000			
GRANTOR: MCCORMICK JO ANNE COL									
GRANTEE: APPRENDI MATTHEW &									
2019/1689	12/19/2015	QC	U	I	11	100			
GRANTOR: FISHER DIANA LEE COLE									
GRANTEE: MCCORMICK JO ANNE C									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W34 S11 FGR=[YR=1993] W12 S22 E12 N22 \$ S30 E14											
UOP=[YR=1993] S6 E6 N6 W6\$ E20 N41 \$ PTR= W55 FUS=[YR=1993]											
W34 FUS=[YR=1993] W12 S15 E12 N15\$ S13 E6 S4 E3 N4 E16 S4 E3											
N4 E6 N13 \$ E55 \$.											