

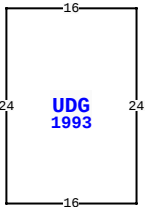
BLOCK C LOT 2 & E1/2 OF LOT 3
IN OR 2165/718
ALTA VISTA #1 PB 2/9

PRICE CHARLES R L/E/
2108 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000C-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																				
Exterior Wall		05	AVERAGE 100		0100	01	1,448	115.4400	109.67	158,802	1940	1990	0	0	0	15.50	84.50	VALUATION BY										STANDARD																										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1180										HX Base Yr										Tax Group: 2										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										134,188																			
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										1,410																			
Interior Floor		14	CARPET 80																						TOTAL LAND VALUE - MARKET										241,500																			
Interior Floor		08	SHT VINYL 20																						TOTAL MARKET VALUE										377,098																			
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										30,733																			
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										346,365																			
Bedrooms			3 100																						TOTAL EXEMPTION VALUE										13										346,365									
Bathrooms			2 100																						BASE TAXABLE VALUE										0																			
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										377,098																			
Stories		1.	1. 100																						NCON VALUE										0																			
Units			0 100		INCOME VALUE																																																	
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE										336,277																																							
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	1,180	100	1,180	109,352																																																		
FOP	18	30	5	463																																																		
FSP	130	40	52	4,819																																																		
UDG	384	55	211	19,553																																																		
TOTALS		1,712		1,448	134,188																																																	
EXTRA FEATURES					2108 FLORIDA AVE, FERNANDINA BEACH																																																	
L N	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	0811	CONCRETE B	0 100	0	0	927.00	SF	5.20	5.20	100	1946	1946	3	20	964																																							
2	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	6.50	100	1976	1976	3	27	214																																							
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1986	1986	3	49.5	232																																							