

BLOCK C LOT 4 W1/2 OF 3
E1/2 OF 5
IN OR 2246/1438

KOZAK STEVEN A & ALLISON D
2104 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	04	Quality Level 04
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	2,074	100	2,074	183,560
FGR	440	55	242	21,418
FGR	198	55	109	9,647
STP	20	10	2	177
USP	396	30	119	10,532
TOTALS	3,128		2,546	225,334

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	0	0	56.00	SF	30.00	
3	0940	SHEDS/PORT	0 100	0	0	96.00	SF	30.00	
4	0810	CONCRETE A	0 100	0	0	1,700.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	100.00	148.00	100.00

REVIEW DATE 11/15/2019 BY DJA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,546	110.2500	104.74	266,668	1939	1990	0	0
1 SINGLE FAM - 100% - 2019									
Heated Area: 2074									
HX Base Yr 2019									
2104 FLORIDA AVE, FERNANDINA BEACH									

TOTAL OB/XF									
6,131									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	0	0	56.00	SF	30.00	
3	0940	SHEDS/PORT	0 100	0	0	96.00	SF	30.00	
4	0810	CONCRETE A	0 100	0	0	1,700.00	SF	6.50	

TOTAL OB/XF									
6,131									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	100.00	148.00	100.00

Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					225,334				
TOTAL MARKET OB/XF VALUE					6,131				
TOTAL LAND VALUE - MARKET					322,000				
TOTAL MARKET VALUE					553,465				
SOH/AGL Deduction					254,095				
ASSESSED VALUE					299,370				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					249,370				
TOTAL JUST VALUE					553,465				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					497,190				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060269	REMODEL	4,500	02/06/2006
20052039	REPAIR/RRF	4,000	06/22/2005
4222	N/A	3,200	03/23/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2246/1438	12/31/2018	WD	Q	I	01	275,000	
GRANTOR: PETTIT GERALDINE							
GRANTEE: KOZAK STEVEN A & AL							
0291/0393	5/01/1979	WD	Q	I		36,666	
GRANTOR:							
GRANTEE:							

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

BUILDING DIMENSIONS									
FGR=[YR=2008] W22 S9 FGR=[YR=1993] S9 BAS=[YR=1993] W9 USP=[YR=2008] N12 W33 S12 E33\$ W33 S20 E6 S12 W10 S21 E19 STP=[YR=1993] S5 E4 N5 W4\$ E15 N2 E8 N30 R4 U10 N11\$ S11 E22 N20 W22\$ E22 N9\$.									

PRINTED 08/06/2024 BY SYS