

LOT W 100 FT OF 2
ALTA VISTA 2 PB 2/44

SOLIER GEORGE A JR & SUZANNE T
2117 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100B-0002-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Exterior Wall	15	CONC BLOCK 100	0100	01	2,743	96.0960	91.29	250,408	1955	2010	0	0	0	6.50	93.50	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2683					HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																Tax Group: 2					Tax Dist:				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					285,473				
Interior Floo	13	LVT/LAMNT 90																TOTAL MARKET OB/XF VALUE					62,086				
Interior Floo	11	CLAY TILE 10																TOTAL LAND VALUE - MARKET					390,400				
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					737,959				
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					167,397				
Bedrooms		4 100																ASSESSED VALUE					570,562				
Bathrooms		2.5 100																TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame	03	MASONRY 100																BASE TAXABLE VALUE					520,562				
Stories	1.	1. 100																TOTAL JUST VALUE					737,959				
Units		0 100																NCON VALUE					0				
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					631,148																			

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