BLOCK I LOTS 5 & 6 &
PT OF ABDN ALLEY PT OR 741/481
ORDINANCE # 95-17

MOON LUCILLE R
2122 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000I-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

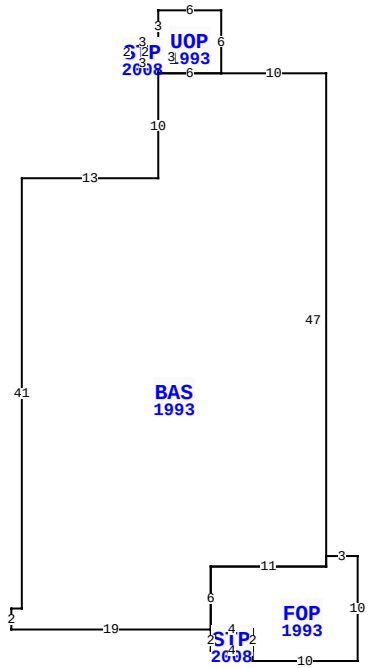
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	1,343	99,851
FOP	117	30	35	2,602
STP	6	10	1	75
STP	8	10	1	75
UOP	36	20	7	521
TOTALS	1,510		1,387	103,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	107.9520	102.55	142,237	1926	1970	0	0	0	27.50	72.50

1 SINGLE FAM – 100% - 1975 Heated Area: 1343 HX Base Yr 1975



2122 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2024 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,122
TOTAL MARKET OB/XF VALUE		2,784
TOTAL LAND VALUE - MARKET		379,040
TOTAL MARKET VALUE		484,946
SOH/AGL Deduction		393,333
ASSESSED VALUE		91,613
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		36,613
TOTAL JUST VALUE		484,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052287	REPAIR/RRF	6,000	07/25/2005
4813	REPAIR/RRF	10,000	04/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1703	11/03/2006	DG	U	I	01	4,951
GRANTOR: MOON LUCILLE						
GRANTEE: MOON LUCILLE R & KA						
0179/0355	1/01/1974	WD	U	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N6 W6 S3 STP=[YR=2008] W3 S2 E3 N2$ S3 E6$ W6 S10 W13 S41 W1 S2 E19 STP=[YR=2008] S2 E4 FOP=[YR=1993] S1 E10 N10 W3 S1 W11 S6 E4 S2$ N2 W4$ N6 E11 N47$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1981	1981	3	35	437	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1990	1990	3	59.5	719	

LAND DESCRIPTION

TOTAL OB/XF 2,784

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-1	103.00	147.00	103.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	379,040							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 379,040 Market: 0 Agricultural: 0 Common: 379,040 PRINTED 08/06/2024 BY SYS