BLOCK I LOT SUB A B OF 7 & PT
OF ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

DAVIES HEATHERANN
2115 FLORIDA AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000I-007A

BUILDING CHARACTERISTICS

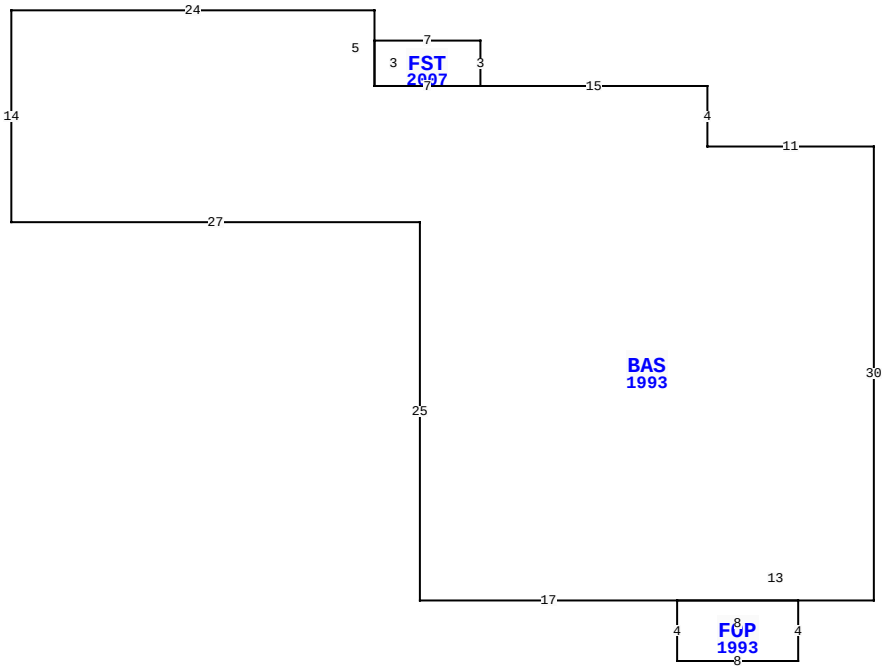
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,339	100	1,339	101,630
FOP	32	30	10	759
FST	21	55	12	911
TOTALS	1,392		1,361	103,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	109.8240	104.33	141,993	1949	1970	0	0	0	27.25	72.75

1 SINGLE FAM – 100% - 2014 Heated Area: 1339 HX Base Yr 2014



2115 FLORIDA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,313
TOTAL MARKET OB/XF VALUE		10,340
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		471,653
SOH/AGL Deduction		293,846
ASSESSED VALUE		177,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,807
TOTAL JUST VALUE		471,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120994	H/AC	3,000	06/04/2012
20120880	ELEC.INTER.REMODE	2,000	05/16/2012
20120802	DEMOLISH DRYWALL	0	05/09/2012
20100756	REPAIR/RRF	2,000	05/07/2010
20020349	XFOB	0	02/28/2002
7673	REPAIR/RRF	1,000	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/24/2013	CN	Q	I	02	129,000
GRANTOR: DAVIES KIM						
GRANTEE: DAVIES HEATHERANN						
1792/1768	5/08/2012	WD	U	I	11	89,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVIES KIM WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N4 W15 FST=[YR=2007] N3 W7 S3 E7$ W7 N5 W24 S14 E27 S25 E17 FOP=[YR=1993] S4 E8 N4 W8$ E13 N30 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	1,940.00	SF	6.50	6.50	100	2002	2002	3	82	10,340	

LAND DESCRIPTION

TOTAL OB/XF 10,340

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	100	0006	R-1	100.00	147.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	322,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

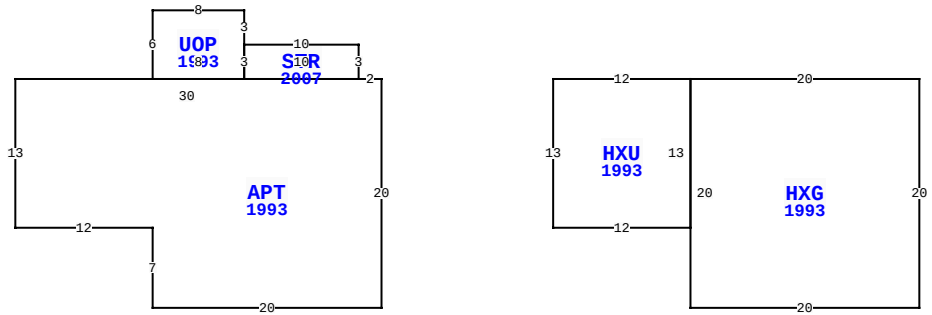
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	556	100	556	22,884
HXG	400	55	220	9,055
HXU	156	55	86	3,540
STR	30	10	3	123
UOP	48	20	10	411
TOTALS	1,190		875	36,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	875	104.8572	52.43	45,876	1949	1980	0	0	0	21.50	78.50

2 ACCESORY U - 34.97% - 2014 Heated Area: 556 HX Base Yr 2014



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GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVIES KIM WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 STR=[YR=2007] N3 W10 UOP=[YR=1993] N3 W8 S6 E8 N3 $ S3 E10 $ W30 S13 E12 S7 E20 N20 $ PTR= E15 HXU=[YR=1993] E12 HXG=[YR=1993] E20 S20 W20 N20 $ S13 W12 N13 $ W15 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 08/06/2024 BY SYS