



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	58,842
UDG	364	55	200	12,904
UOP	54	20	11	709
UOP	68	20	14	903
USP	286	30	86	5,549
TOTALS	1,684		1,223	78,907

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	70	11			5.20	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-1	50.00	147.00	50.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,223	94.0000	89.30	109,214	1950	1970	0	0	27.75	72.25
1 SINGLE FAM - 0% - 0											
Heated Area: 912 HX Base Yr											
2117 FLORIDA AVE, FERNANDINA BEACH											
BLD DATE: 03/25/2024 MLU											

TOTAL OB/XF											
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1	0811	CONCRETE B	0	0	70	11			5.20	100	1985

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	78,907		
TOTAL MARKET OB/XF VALUE	1,882		
TOTAL LAND VALUE - MARKET	161,000		
TOTAL MARKET VALUE	241,789		
SOH/AGL Deduction	68,491		
ASSESSED VALUE	173,298		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	173,298		
TOTAL JUST VALUE	241,789		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	215,726		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1956/0136	12/30/2014	SW	Q	I	01	100,000	
GRANTOR: FREEDOM REI LLC							
GRANTEE: DOUGHERTY KATHLEEN							
1956/0075	12/19/2014	WD	U	I	11	100	
GRANTOR: KYLES ESSENCE							
GRANTEE: FREEDOM REI LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S21 UOP=[YR=1993] W4 S17 E4 N17\$ S17											
UOP=[YR=1993] W3 S3 E18 N3 W15\$ E24 N38\$ PTR= E15											
UDG=[YR=1993] E14 USP=[YR=1993] E11 S26 W11 N26\$ S26 W14 N26\$ W15 \$.											