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

MAHONEY WALTER A
2119 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000I-007D

BUILDING CHARACTERISTICS

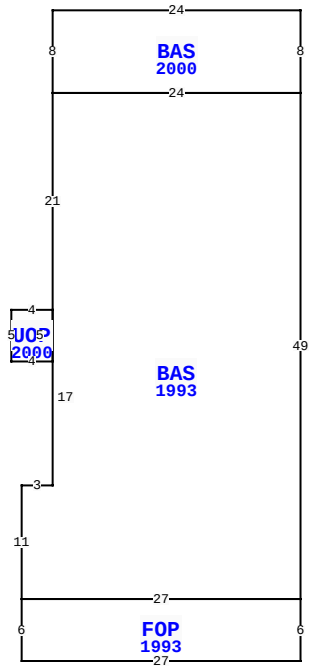
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,209	100	1,209	91,664
BAS	192	100	192	14,557
FOP	162	30	49	3,715
UOP	20	20	4	304
TOTALS	1,583		1,454	110,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,454	111.2000	105.64	153,601	1950	1970	0	0	0	28.23	71.77

1 SINGLE FAM – 100% - 0 Heated Area: 1401 HX Base Yr



2119 FLORIDA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,239
TOTAL MARKET OB/XF VALUE		38,541
TOTAL LAND VALUE - MARKET		161,000
TOTAL MARKET VALUE		309,780
SOH/AGL Deduction		191,413
ASSESSED VALUE		118,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,367
TOTAL JUST VALUE		309,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7843	ADDITION	8,255	08/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/0560	11/05/2002	WD	U	I	01	100
GRANTOR: SPENCE WENDY R						
GRANTEE: SPENCE WENDY R & WA						
0375/0641	12/01/1982	WD	Q	I		30,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S8 BAS=[YR=1993] S21 UOP=[YR=2000] W4 S5 E4 N5 $ S17 W3 S11 FOP=[YR=1993] S6 E27 N6 W27 $ E27 N49 W24 $ E24 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	44.00	44.00	100	2000	2000	3	79	20,022	
3	1126	CB/STC 8"	0	100	12	4	48.00	SF	8.00	8.00	100	1980	1980	3	32.5	125	
4	0810	CONCRETE A	0	100	0	0	2,265.00	SF	6.50	6.50	100	2000	2000	3	79	11,631	
5	0825	BRICK	0	100	0	0	200.00	SF	12.50	12.50	100	2000	2000	3	94	2,350	
6	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1950	1950	3	20	90	
7	0350	CARPORT WD	0	100	19	20	380.00	SF	13.00	13.00	100	2001	2001	3	20	988	
8	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	2001	2001	3	80	416	
9	0825	BRICK	0	100	7	4	28.00	SF	12.50	12.50	100	2000	2000	3	94	329	

LAND DESCRIPTION

TOTAL OB/XF 38,541

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	000100	C	SFR	100		R-1	50.00	147.00	50.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	161,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 08/06/2024 BY SYS