



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	14	WD SHINGLE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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		

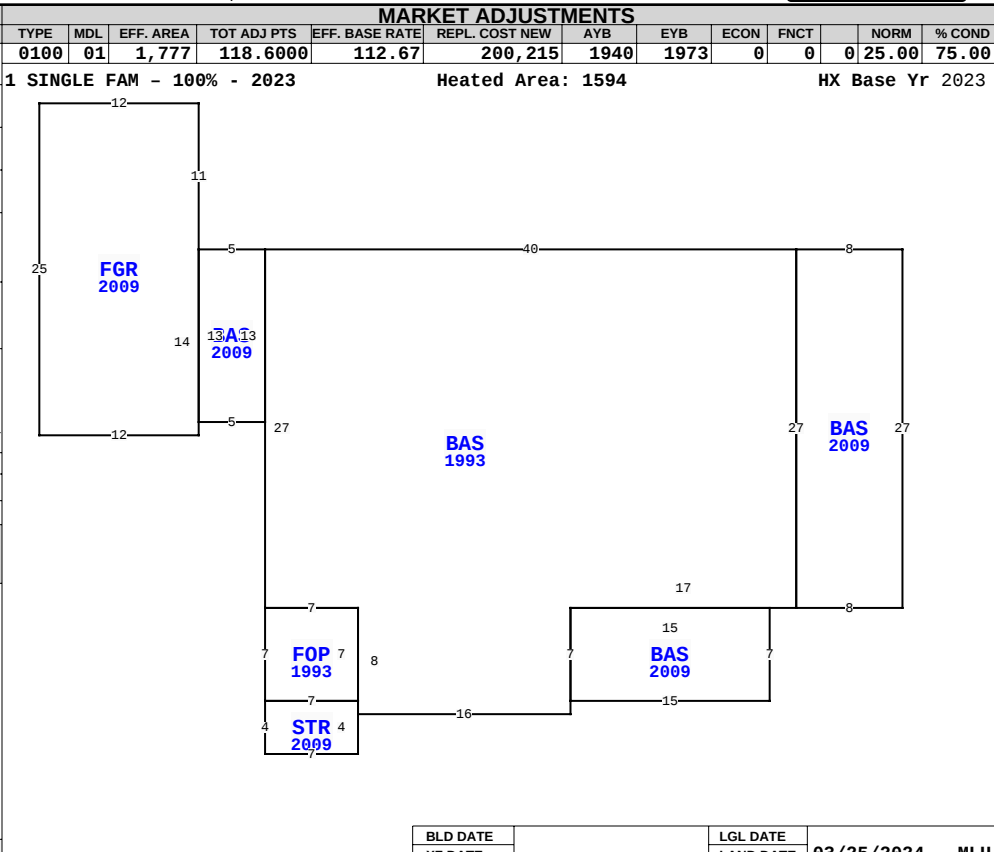
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	102,079
BAS	65	100	65	5,493
BAS	105	100	105	8,873
BAS	216	100	216	18,253
FGR	300	55	165	13,943
FOP	49	30	15	1,268
STR	28	10	3	254
TOTALS	1,971		1,777	150,161

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	1940	1940	3	20	700	
2	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2009	2009	3	90	328	
3	0810	CONCRETE A	0 100	66	11	726.00	SF	6.50	6.50	100	2009	2009	3	90	4,247	

LAND DESCRIPTION

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		R-1	103.00	147.00	103.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	288,400							



2121 FLORIDA AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/25/2024	MLU
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TOTAL OB/XF 5,275

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		R-1	103.00	147.00	103.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	288,400							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		150,161
TOTAL MARKET OB/XF VALUE		5,275
TOTAL LAND VALUE - MARKET		288,400
TOTAL MARKET VALUE		443,836
SOH/AGL Deduction		35,818
ASSESSED VALUE		408,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,018
TOTAL JUST VALUE		443,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181842	REMODEL	12,000	05/30/2018
20091676	XFOB	1,000	12/09/2009
20091525	REPAIR/RRF	3,000	11/05/2009
20091192	ADDITION	96,247	09/03/2009

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1866	12/29/2022	WD	Q	I	01	500,000

SALES DATA						
GRANTOR: HERRING CYNTHIA K TRU						
GRANTEE: MACIS FREDY A VALLE						
1561/0529	4/16/2008	QC	U	I	01	100
GRANTOR: HERRING CYNTHIA K						
GRANTEE: HERRING CYNTHIA K T						

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=2009] W8 BAS=[YR=1993] W40 BAS=[YR=2009] W5FGR=[YR=2009] N11W12S25E12 N14S13E5N13S27 FOP=[YR=1993] S7 STR=[YR=2009] S4E7N4W7\$E7 N7W7\$E7S8 E16N1 BAS=[YR=2009] E15N7 W15S7\$N7 E17N27\$ S27E8N27\$. W28 S10 E28N10\$E65\$.