BLOCK J LOTS 1 & 2 &
N50 FT OF SUB A OF 11 &
PT OF ABDN ALLEY(PT OR 741/481

HAIR FAMILY TRUST/HAIR ROBERT L TRUSTEE
2200 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000J-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

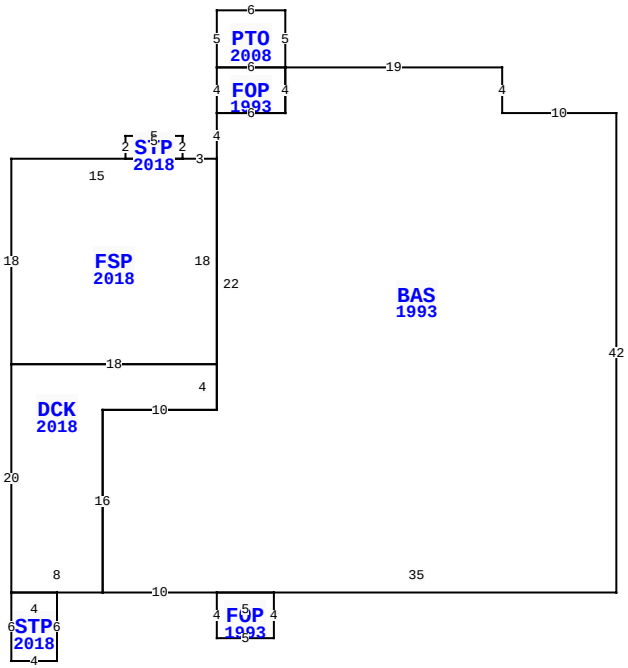
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	112,256
DCK	200	10	20	1,316
FOP	20	30	6	394
FOP	24	30	7	461
FSP	324	40	130	8,554
PTO	30	5	2	131
STP	10	10	1	66
STP	24	10	2	131
TOTALS	2,338		1,874	123,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	91.1400	86.58	162,251	1947	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1706 HX Base Yr 2000



2200 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		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		123,311
TOTAL MARKET OB/XF VALUE		9,978
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		533,289
SOH/AGL Deduction		381,077
ASSESSED VALUE		152,212
TOTAL EXEMPTION VALUE	HX HB BX	55,000
BASE TAXABLE VALUE		97,212
TOTAL JUST VALUE		533,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173401	SCRNRMDECK	29,000	11/01/2017
20121905	ELEC.FOR DET.CARP	12,000	09/13/2012
20120919	DET.CARPORT	12,000	05/11/2012
20120172	RE-ROOF HOUSE	6,000	02/12/2012
10282	REPAIR/RRF	1,800	02/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/632	6/12/2024	WD	U	I	11	100
GRANTOR: HAIR ROBERT L & SHERR						
GRANTEE: HAIR FAMILY TRUST						
0902/0239	10/05/1999	WD	Q	I		147,857
GRANTOR: BLANKENSHIP TAMARA C						
GRANTEE: HAIR ROBERT L & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N4 W19 PTO=[YR=2008] N5 W6 S5 E6$
FOP=[YR=1993] W6 S4 E6 N4$ S4 W6 S4 FSP=[YR=2018] W3
STP=[YR=2018] N2 W5 S2 E5$ W15 S18 DCK=[YR=2018] S20
STP=[YR=2018] S6 E4 N6 W4$ E8 N16 E10 N4 W18$ E18 N18$ S22
W10 S16 E10 FOP=[YR=1993] S4 E5 N4 W5$ E35 N42$.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1950	1950	3	20	3,360	
2	0825	BRICK	0	100	0	0	337.00	SF	3.75	3.75	100	1990	1990	3	86	1,087	
3	1076	TRELLIS A	0	100	0	0	159.00	SF	7.50	7.50	100	2005	2005	3	40	477	
4	0801	ASPHALT A	0	100	54	16	864.00	SF	3.00	3.00	100	2005	2005	3	56	1,452	
5	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2005	2005	3	86	1,073	
6	0751	UOP	0	100	5	14	70.00	SF	10.00	10.00	100	2005	2005	3	40	280	
7	0940	SHEDS/PORT	0	100	7	5	35.00	SF	30.00	30.00	100	1980	1980	3	20	210	
8	0350	CARPORT WD	0	100	22	18	396.00	SF	9.36	9.36	100	2012	2012	3	55	2,039	

LAND DESCRIPTION

TOTAL OB/XF 9,978

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	0006	R-1	100.00	203.00	100.00	FF		1.00	1.00	1.25	3,200.00	4,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS