

BLOCK J LOT 7 & W'LY 25 FT 8 &
PT OF ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

JARRELL CLIFFORD O & LINDA S
2212 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000J-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

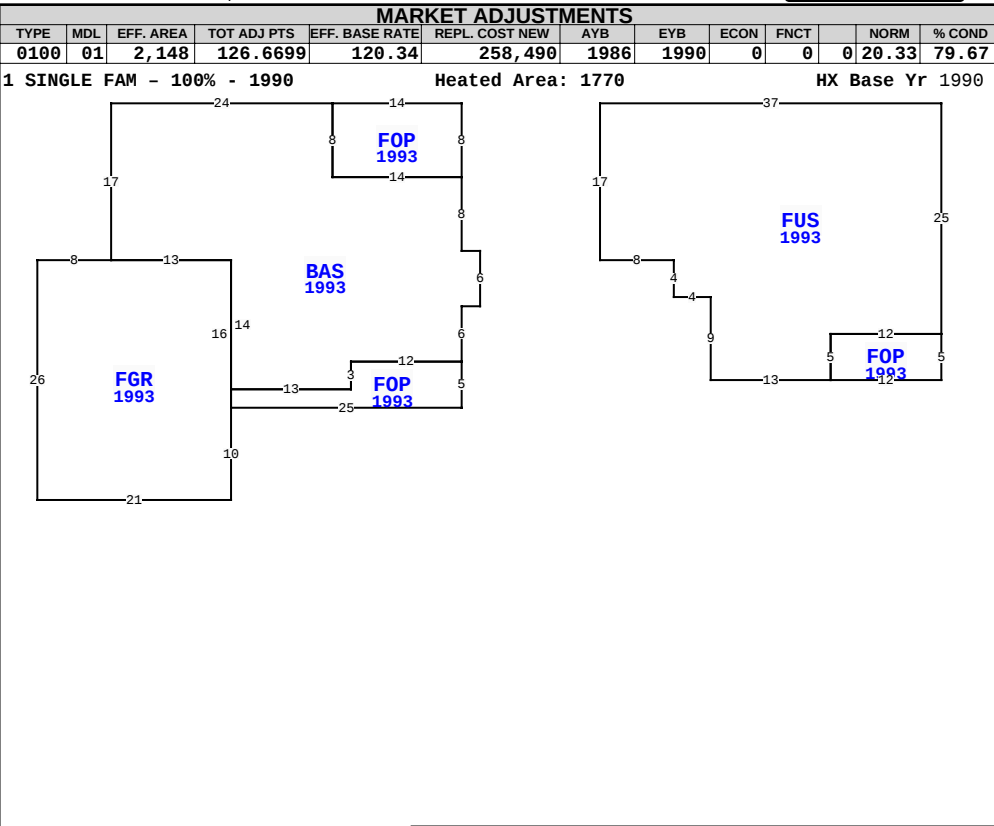
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	82,452
FGR	546	55	300	28,762
FOP	60	30	18	1,726
FOP	86	30	26	2,493
FOP	112	30	34	3,260
FUS	910	100	910	87,246

TOTALS	2,574		2,148	205,939
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	42	22	924.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	23	3	96.00	SF	6.50	6.50	

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	100		R-1	75.00	147.00	75.00	FF	1

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
5,382											

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5,382											

Total Acres: 0.00 Total Land Value: 276,000 Market: 0 Agricultural: 0 Common: 276,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,939	
TOTAL MARKET OB/XF VALUE		5,382	
TOTAL LAND VALUE - MARKET		276,000	
TOTAL MARKET VALUE		487,321	
SOH/AGL Deduction		303,560	
ASSESSED VALUE		183,761	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		133,761	
TOTAL JUST VALUE		487,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032384	REPAIR/RRF	6,000	01/22/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0578/0309	9/01/1989	WD	Q	I		105,000	
GRANTOR: TIDEWATER DEVELOP							
GRANTEE: JARRELL CLIFFORD &							

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=1993] W14 BAS=[YR=1993] W24 S17 FGR=[YR=1993] W8 S26
E21 N10 FOP=[YR=1993] E25 N5 W12 S3 W13 S2 \$ N16 W13 \$ E13
S14 E13 N3 E12 N6 E2 N6 W2 N8 W14 N8 \$ S8 E14 N8 \$ PTR= E15
FUS=[YR=1993] E37 S25 FOP=[YR=1993] S5 W12 N5 E12 \$ W12 S5
W13 N9 W4 N4 W8 N17 \$ W15 \$.