BLOCK J LOT E 1/2 OF D OF 11
& SUB E OF 11 & PT OF ABDN
ALLEY PT OR 741/481

COSTRINO JESSE FAMILY TRUST/COSTRINO JESSE LOUIS T
2217 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1120-000J-0116

BUILDING CHARACTERISTICS

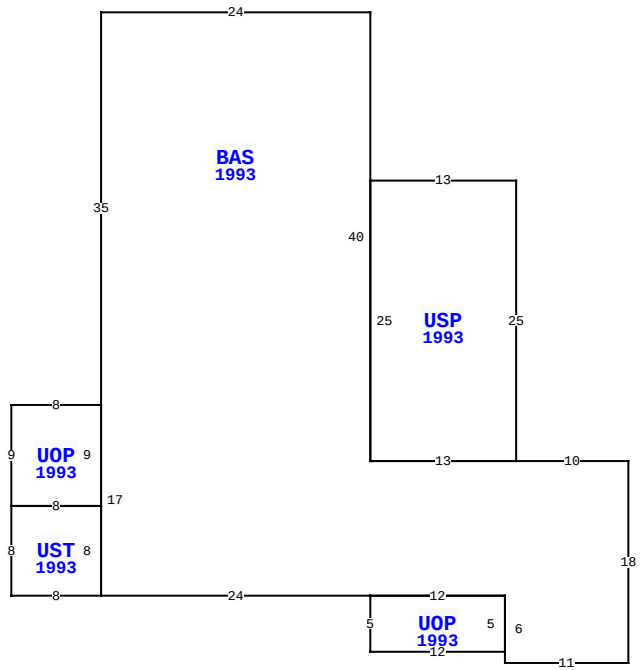
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,590	100	1,590	111,159
UOP	60	20	12	839
UOP	72	20	14	978
USP	325	30	98	6,851
UST	64	45	29	2,027
TOTALS	2,111		1,743	121,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	114.0950	108.39	188,924	1952	1952	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1590 HX Base Yr 2015



2217 FLORIDA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,856
TOTAL MARKET OB/XF VALUE		24,291
TOTAL LAND VALUE - MARKET		456,750
TOTAL MARKET VALUE		602,897
SOH/AGL Deduction		358,672
ASSESSED VALUE		244,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,225
TOTAL JUST VALUE		602,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100932	REPAIR/RRF	2,400	06/01/2010
20060261	DEMOLITION	100	02/02/2006
20053121	DEMOLITION	1,000	12/07/2005
20052159	REMODEL	1,000	07/06/2005
20040581	XFOB	0	03/24/2004
4176	REPAIR/RRF	1,700	02/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1514	4/08/2024	WD	U	I	11	100
GRANTOR: COSTRINO JESSE L						
GRANTEE: COSTRINO JESSE FAMI						
2595/0618	9/14/2022	QC	U	I	11	100
GRANTOR: COSTRINO COURTNEY						
GRANTEE: COSTRINO JESSE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] N25 W13 S25 E13 $ W13 N40 W24 S35 UOP=[YR=1993] W8 S9 UST=[YR=1993] S8 E8 N8 W8 $ E8 N9 $ S17 E24 UOP=[YR=1993] S5 E12 N5 W12 $ E12 S6 E11 N18 $.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	1,860	
2	0810	CONCRETE A	0	100	17	22	374.00	SF	6.50	6.50	100	1952	1952	3	20	486	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
4	0825	BRICK	0	100	55	27	1,485.00	SF	6.25	6.25	100	1980	1980	3	73.5	6,822	
5	0845	KOOL DECK	0	100	0	0	523.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,256	
6	0810	CONCRETE A	0	100	0	0	460.00	SF	7.15	7.15	100	1990	1990	3	59.5	1,957	
7	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	1990	1990	3	20	768	
8	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	2004	2004	3	36	1,210	
9	0752	USP	0	100	8	15	120.00	SF	15.00	15.00	100	2004	2004	3	36	648	
10	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3	22	634	

TOTAL OB/XF 24,291

LAND DESCRIPTION

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	000130	C	SFR WATER	100		R-1	174.00	147.00	174.00	FF		1.00	1.00	0.75	3,500.00	2,625.00	456,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 456,750 Market: 0 Agricultural: 0 Common: 456,750 PRINTED 08/06/2024 BY SYS