

PT OF LOT 71
IN OR 1335/1265
MIRAMAR BEACH PB 2/61

ALLAIRE LYNN M
2803 CLEVELAND AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0071-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	835	100	835	93,847
FEP	104	80	83	9,328
FOP	40	30	12	1,349
HXB	1,088	100	1,088	122,282
HXB	152	100	152	17,084
HXB	237	100	237	26,637
HXG	209	55	115	12,925
HXP	12	30	4	449
HXP	32	30	10	1,124
HXP	128	30	38	4,271
TOTALS	3,672		2,758	309,977

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	16	18			288.00
2	0810	CONCRETE A	0	100	0	0			450.00
3	0940	SHEDS/PORT	0	100	8	8			64.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-1	60.00	125.00	60.00

MARKET ADJUSTMENTS

1 DUPLEX - 66.1% - 2006

Heated Area: 2312

HX Base Yr 2006

** This building has 13 Sub-Areas

2803 CLEVELAND AVE A&B, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2024 MLU

TOTAL OB/XF									
4,816									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			309,977
TOTAL MARKET OB/XF VALUE			4,816
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			584,793
SOH/AGL Deduction			292,623
ASSESSED VALUE			292,170
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			242,170
TOTAL JUST VALUE			584,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			511,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111062	H/AC	3,500	06/28/2011
20052280	REMODEL	1,000	07/25/2005
20052094	XFOB	20,000	06/28/2005
20051960	OTHER	1,000	06/09/2005
20041334	REMODEL	2,000	07/22/2004
20041015	H/AC	5,000	06/03/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1335/1265	7/25/2005	QC U	I	01	
GRANTOR:ALLAIRE JOHN E & LYNN					
GRANTEE:ALLAIRE LYNN M					
1218/0956	3/29/2004	WD Q	I		
GRANTOR:STOVER EMMA L					
GRANTEE:ALLAIRE JOHN E & LY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W39 S12 E7 FOP=[YR=2009] S5 HXU=[YR=1993] S19E3 HXP=[YR=2009] S8E16 FEP=[YR=1993] E13N8W13S8\$ N8HXG=[YR=1993] N19W11S19E11\$ W16\$ E5N19W8\$ E8 N5W8\$ E8S5E11S19E13 N36\$ PTR= E15 HXY=[YR=2009] S27W4S4 SXR=[YR=2009] S13E4N13W4\$ E4S14E16 HXP=[YR=2009] E8 HXB=[YR=1993] E24 N44W24 HXB=[YR=2009] N1W15S15E7 HXP=[YR=2009] S3 HXB=[YR=2009] S19E8N19W8\$ E4N3W4\$ E4S3E4N17\$ S36W8 D8 R8 \$ U8 L8 S8\$ N30W7 N15W9\$ W15\$.									