BLK 9 LOT 19 & ABND ESMT IN
OR 1953/764
THE PARK S/D PBK 4/28

GORDON ASHLEY R
2801 ELIZABETH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0009-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

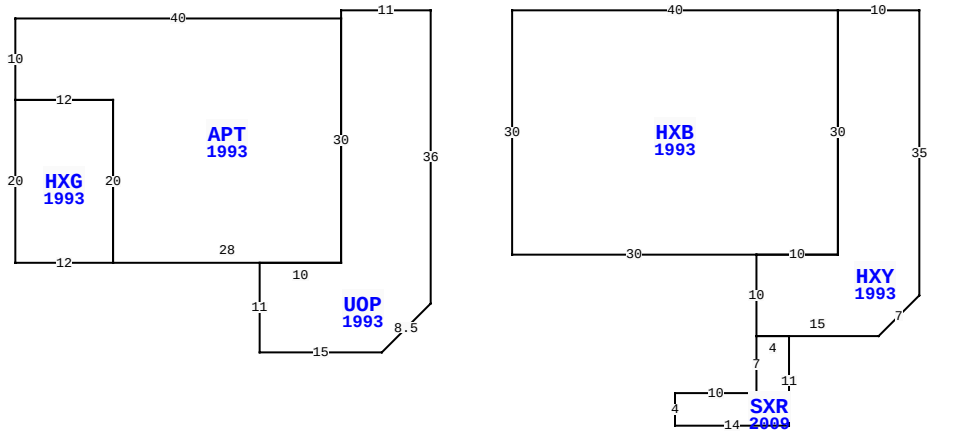
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	960	100	960	153,649
HXB	1,200	100	1,200	192,062
HXG	240	55	132	21,127
HXY	488	15	73	11,684
SXR	84	10	8	1,281
UOP	554	20	111	17,766
TOTALS	3,526		2,484	397,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,484	144.2688	180.34	447,965	1976	2000	0	0	0	11.25	88.75

1 DUPLEX - 56.56% - 2020 Heated Area: 2160 HX Base Yr 2020



2801 ELIZABETH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		397,569
TOTAL MARKET OB/XF VALUE		26,892
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		824,461
SOH/AGL Deduction		225,441
ASSESSED VALUE		599,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		549,020
TOTAL JUST VALUE		824,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		809,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152610	SWIM POOL	31,000	11/05/2015
20141330	REMODEL	75,000	06/20/2014
20141171	ROOF	2,200	06/03/2014
20041534	XFOB	3,000	08/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/561	5/03/2024	QC	U	I	11	100
GRANTOR: GORDON JONATHAN DALES						
GRANTEE: GORDON ASHLEY R						
2288/0077	7/02/2019	WD	Q	I	02	670,000
GRANTOR: SPILBOR WALTER F JR &						
GRANTEE: GORDON JONATHAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W11S1 APT=[YR=1993] W40 S10 HXG=[YR=1993] S20 E12 N20 W12$ E12 S20 E28 N30$ S30 W10S11E15 U6 R6 N36$ PTR=E10 HXB=[YR=1993] S30E30 HXY=[YR=1993] S10 SXR=[YR=2009] S7W10S4E14 N11W4$E15 U5 R5 N35W10S30W10$ E10N30W40$ W10$.

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	0810	CONCRETE A	0	100	0	0	1,450.00	SF	6.50	6.50	100	1976	1976	3	27	2,545	
2	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2015	2015	3	78	15,912	
3	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2015	2015	3	95	5,985	
4	0911	SCRN RM A	0	100	10	20	200.00	SF	17.50	17.50	100	2015	2015	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 26,892

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	000800	C	MULTI-FAM	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS