

BLOCK 23 LOTS 17 18 19 &
 LOTS 1 THRU 8
 IN OR 267/283 & OR 956/845 &

BRAY JULIA D
 2800 KISSIMMEE AVE
 FERNANDINA BEACH, FL 32034

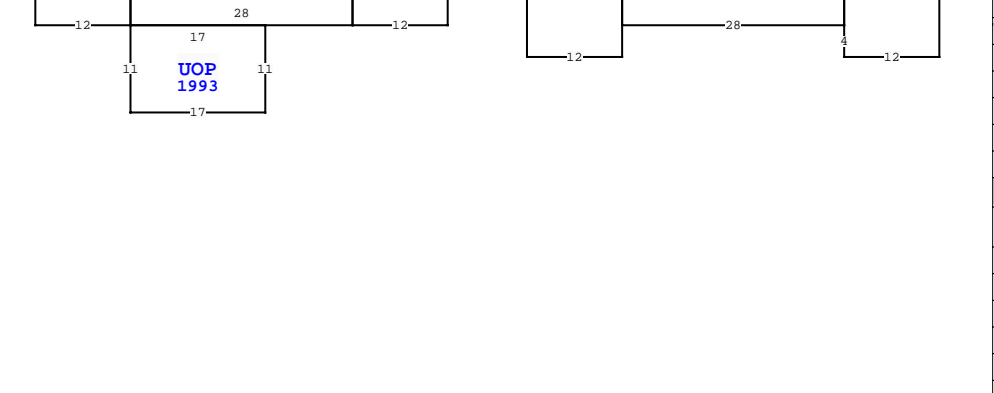
2024

00-00-31-1680-0023-0170



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,663	85.5000	81.22	216,289	1979	1979	0	0	20.13	79.87		
1 SINGLE FAM - 100% - 2018 Heated Area: 2016 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	65,390
FST	224	55	123	7,979
FUS	1,008	100	1,008	65,390
UCP	528	20	106	6,876
UOP	187	20	37	2,400
UOP	224	20	45	2,919
UOP	528	20	106	6,876
UOP	576	20	115	7,460
UOP	576	20	115	7,460
TOTALS	4,859		2,663	172,750

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				172,750
TOTAL MARKET OB/XF VALUE				3,116
TOTAL LAND VALUE - MARKET				735,750
TOTAL MARKET VALUE				911,616
SOH/AGL Deduction				0
ASSESSED VALUE				911,616
TOTAL EXEMPTION VALUE	13			911,616
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				911,616
NCON VALUE				0
INCOME VALUE				0
PREVIOUS YEAR MKT VALUE				903,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1993] W12 FST=[YR=1993] W28 UCP=[YR=1993] W12 S44E12	
UOP=[YR=1993] S11 E17 N11 W17 \$ BAS=[YR=1993] E28 N36 W28 S36	
\$ N44 \$ S8 E28 N8 \$ S44 E12 N44 \$ PTR= E10UOP=[YR=1993] E12	
UOP=[YR=1993] E28 UOP=[YR=1993] E12 S48W12 N4 FUS=[YR=1993]	
W28 N36 E28 S36 \$ N44 \$ S8 W28 N8 \$ S48 W12 N48 \$ W10 \$.	

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
2	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	1980	1980	3	32.5	203	
3	0350	CARPORT WD	0	100	22	528.00	SF	13.00	13.00	100	1998	1998	3	20	1,373	
TOTALS														3,116		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-1	75.00	100.00	75.00	FF		1.00	1.00	0.90	4,500.00	4,050.00	303,750							
2	000100	C	SFR	100		R-1	200.00	100.00	200.00	FF		1.00	1.00	0.48	4,500.00	2,160.00	432,000							