



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	123,166
FCP	200	25	50	7,039
FOP	18	30	5	704
FST	50	55	28	3,941
TOTALS	1,143		958	134,849

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00
2	0810	CONCRETE A	0 100	46	8	368.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	58.00	115.00	58.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	958	130.1832	162.73	155,895	1961	2005	0	0
1 SNGL FAM - 100% - 2024									
Heated Area: 875									
HX Base Yr 2024									
FST 1993 FCP 1993 BAS 1993 FOP 2009									
2114 FLORIDA AVE, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/25/2024 MLU									

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	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
2	0810	CONCRETE A	0 100	46	8	368.00	SF	6.50	6.50	100	1985	1985	3	47	1,124	
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	47	183	
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	27	173	

TOTAL OB/XF									
1,864									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	58.00	115.00	58.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
134,849									
TOTAL MARKET OB/XF VALUE									
1,864									
TOTAL LAND VALUE - MARKET									
172,144									
TOTAL MARKET VALUE									
308,857									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
308,857									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
258,857									
TOTAL JUST VALUE									
308,857									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
255,756									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102147	H/AC	1,250	12/17/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0940	2/15/2023	WD	Q	I	01	410,000
GRANTOR: BESWICK LORETTA M & J						
GRANTEE: WINTON DONNA JAE						
2351/1378	3/30/2020	WD	Q	I	01	225,000
GRANTOR: HANAWALT LINDA						
GRANTEE: BESWICK LORETTA M &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W35 FST=[YR=1993] W10 S5 FCP=[YR=1993] S20 E10 N20W10\$ E10N5\$ S25 E7 FOP=[YR=2009] S3E6N3W6\$E28 N25\$.									