BLOCK 2 LOT 3 &
E40 FT OF LOT 2
IN OR 2273/1717

MILICI ROBERT P
2206 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-178A-0002-0020

BUILDING CHARACTERISTICS

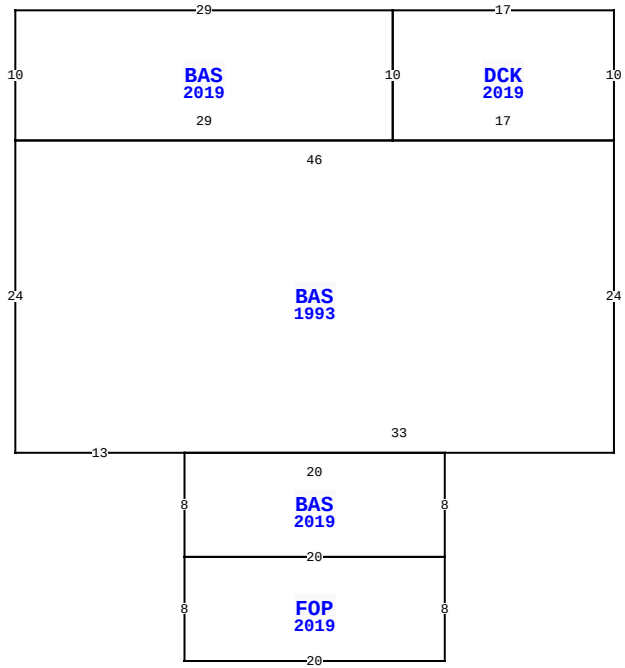
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,104	100	1,104	205,040
BAS	160	100	160	29,716
BAS	290	100	290	53,860
DCK	170	10	17	3,157
FOP	160	30	48	8,915
TOTALS	1,884		1,619	300,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,619	158.0674	197.58	319,882	1951	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2020 Heated Area: 1554 HX Base Yr 2020



2206 FLORIDA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,689
TOTAL MARKET OB/XF VALUE		17,501
TOTAL LAND VALUE - MARKET		296,800
TOTAL MARKET VALUE		614,990
SOH/AGL Deduction		246,298
ASSESSED VALUE		368,692
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,692
TOTAL JUST VALUE		614,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184069	DEMOLITION	0	11/21/2018
20100913	H/AC	3,450	06/03/2010
20100926	REMODEL	200	06/03/2010
20100839	REMODEL	1,500	05/19/2010
20100764	REMODEL	2,200	04/29/2010
5269	REPAIR/RRF	300	03/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2273/1717	5/09/2019	WD	Q	I	01	401,400
GRANTOR: MCG HOMES LLC						
GRANTEE: MILICI ROBERT P						
2236/0997	10/16/2018	WD	U	I	37	125,000
GRANTOR: CROSBY GARY A						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W17 BAS=[YR=2019] W29 S10 BAS=[YR=1993] S24 E13 BAS=[YR=2019] S8 FOP=[YR=2019] S8 E20 N8 W20$ E20 N8 W20$ E33 N24 W46$ E29 N10$ S10 E17 N10$.

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	0855	CONC PAVER	0	100	28	3	84.00	SF	10.00	10.00	100	2019	2019	3	98	823	
2	0511	GARAGE CB-	0	100	26	22	572.00	SF	80.00	80.00	100	1980	1980	3	32.5	14,872	
3	0810	CONCRETE A	0	100	45	19	855.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,806	

LAND DESCRIPTION

TOTAL OB/XF 17,501

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	000100	C	SFR	100	0006	R-1	100.00	115.00	100.00	FF	1	1.06	1.00	1.06	2,800.00	2,968.00	296,800							

REVIEW DATE 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 296,800 Market: 0 Agricultural: 0 Common: 296,800 PRINTED 08/06/2024 BY SYS