BLOCK 2 LOT 4
DRAINAGE ESMT IN OR 709/444
WINDSOR PLACE 1 PB 3/1

HOLTON DAVID MARTIN L/E/
2210 FLORIDA AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-178A-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

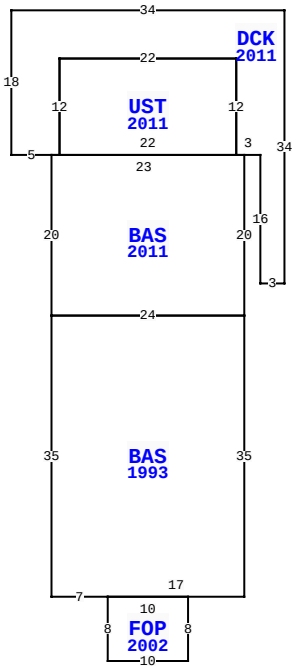
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	63,727
BAS	480	100	480	36,415
DCK	396	10	40	3,034
FOP	80	30	24	1,821
UST	264	45	119	9,028
TOTALS	2,060		1,503	114,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	95.9310	91.13	136,968	1945	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 1996 Heated Area: 1320 HX Base Yr 1996



2210 FLORIDA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,026
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		178,080
TOTAL MARKET VALUE		292,106
SOH/AGL Deduction		230,816
ASSESSED VALUE		61,290
TOTAL EXEMPTION VALUE	HX HB	36,290
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		292,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0893	3/27/2023	LE	U	I	11	100
GRANTOR: HOLTON DAVID MARTIN						
GRANTEE: BALSAMO LORA & ANTH						
0722/0064	1/17/1995	WD	U	I	01	100
GRANTOR: HOLTON CHARLES						
GRANTEE: HOLTON DAVID MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2011] W34S18E5 BAS=[YR=2011] S20 BAS=[YR=1993] S35E7 FOP=[YR=2002] S8E10N8 W10$ E17N35W24$ E24N20W1 UST=[YR=2011] N12W22S12E22$ W23$ E1 N12E22S12E3S16E3N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	60.00	115.00	60.00	FF	1	1.06	1.00	1.06	2,800.00	2,968.00	178,080							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 178,080 Market: 0 Agricultural: 0 Common: 178,080 PRINTED 08/06/2024 BY SYS