LOT 6
WINDSOR PLACE 2 PB 3/18

MOORE JOHN M & JOI M
1927 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-178B-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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		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	05	Quality Level 05

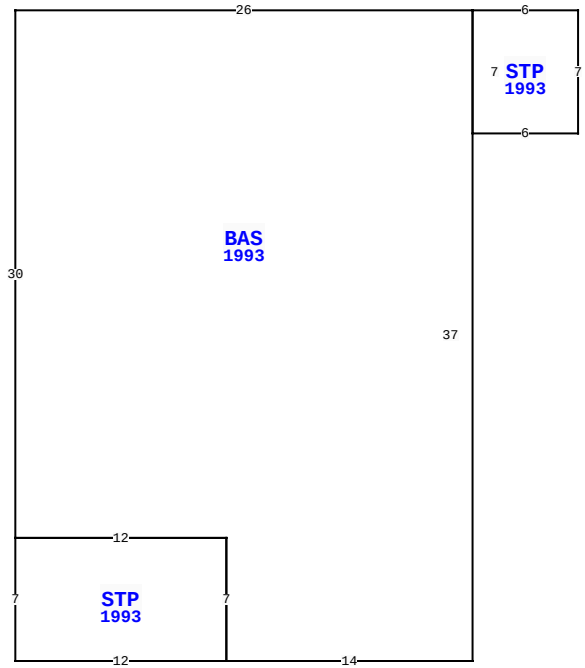
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	878	100	878	110,479
STP	42	10	4	503
STP	84	10	8	1,006
TOTALS	1,004		890	111,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	890	121.6512	152.06	135,333	1949	2000	0	0	0	17.25	82.75

1 SNGL FAM – 0% - 0 Heated Area: 878 HX Base Yr



2110 BELVEDERE 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	111,988
TOTAL MARKET OB/XF VALUE	1,274
TOTAL LAND VALUE - MARKET	189,280
TOTAL MARKET VALUE	302,542
SOH/AGL Deduction	29,959
ASSESSED VALUE	272,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,583
TOTAL JUST VALUE	302,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120134	REROOF W/30YR SHN	3,000	01/16/2012
6627	REPAIR/RRF	400	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0837	7/14/2021	WD	Q	I	01	315,000
GRANTOR: MISCIAGNA ANTHONY M &						
GRANTEE: MOORE JOHN M & JOI						
1495/0581	4/27/2007	WD	Q	I		163,000
GRANTOR: ODUM RAYMOND						
GRANTEE: MISCIAGNA ANTHONY M						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W6 BAS=[YR=1993] W26 S30 STP=[YR=1993] S7 E12N7 W12$ E12 S7 E14 N37$ S7E6 N7$.

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	0510	GARAGE WD-	0	0	14	26	364.00	SF	17.50	17.50	100	1949	1949	3	20	1,274	

LAND DESCRIPTION

TOTAL OB/XF 1,274

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	0	0006	R-1	65.00	108.00	65.00	FF	1	1.04	1.00	1.04	2,800.00	2,912.00	189,280							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,280 Market: 0 Agricultural: 0 Common: 189,280 PRINTED 08/06/2024 BY SYS