

BLK 261 S 118 FT & E 54 FT OF
N 54 FT OF LOT 2
IN OR 1846/324

PAGE DAVID P JR & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0022



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 70	
Exterior Wall		20	FACE BRICK 30	
Roof Structure		04	WOOD TRUSS 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		13	LVT/LAMNT 100	
Ceiling		02	F.NOT SUS 100	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Fixtures		16	100	
Frame		03	MASONRY 100	
Story Height			8 100	
RMS			11 100	
Stories		1.	1. 100	
Units			0 100	
BUD8 Adjustme		02	DIST FB 100	
Occupancy		00	OWNER OCC 100	
Quality		03	Quality Level 03	
DOR CODE		1720	MEDICAL OFFICE	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,357	100	2,357	166,700
CAN	24	30	7	495
UST	72	40	29	2,051
TOTALS	2,453		2,393	169,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	2,393	99.2250	160.74	384,651	1954	1984	0	0	56.00	44.00
1 MDL OFFICE - 0% - 0 Heated Area: 2357 HX Base Yr											
220 S 14TH ST, FERNANDINA BEACH											
BLD DATE	09/29/2021	KK	LGL DATE	09/29/2021	KK						
XF DATE	09/29/2021	KK	LAND DATE	09/29/2021	KK						
INC DATE			AG DATE								

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

169,246

33,613

375,700

578,559

250,780

327,779

0

327,779

578,559

0

367,295

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
1	0810	CONCRETE A	0	0	24	4		96.00	SF 6.50	6.50	100	1980	1980	3
2	0812	CONCRETE C	0	0	0	0		13,525.00	SF 4.00	4.00	100	1985	1985	3
3	0971	ST LGHT OV	0	0	0	0		2.00	UT 3,110.00	3,110.00	100	2002	2002	3
4	0646	LWN SPRK H	0	0	0	0		12.00	UT 2.00	2.00	100	2005	2005	3
5	0648	LIGHTS-AV	0	0	0	0		2.00	UT 140.00	140.00	100	2000	2000	3
6	0810	CONCRETE A	0	0	0	0		127.00	SF 6.50	6.50	100	2014	2014	3
7	0461	IRON FENCE	0	0	0	0		92.00	SF 4.25	4.25	100	2014	2014	3
8	0443	STK FNC 6'	0	0	0	0		399.00	LF 10.00	10.00	100	2014	2014	3
9	0441	STK FNC 4'	0	0	0	0		8.00	LF 6.50	6.50	100	2014	2014	3
10	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2014	2014	3

LAND DESCRIPTION										TOTAL OB/XF										33,613									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001910	C	MEDICAL OF	0	0006	MU-1			30,056.00	SF		1.00	1.00	1.00	12.50	12.50	375,700												