

BLOCK A PT OF LOT 1 &
ALL OF LOT 2 & E35 FT OF LOT 3
& PT OF ABDN ALLY PT OR741/481

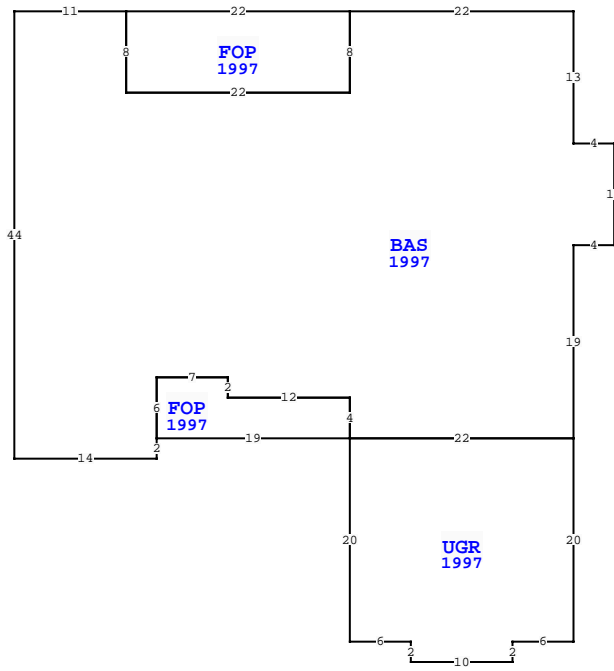
WARREN HOWARD O 1988 TRUST/FELTHAM KAREN L 1988 TR
2108 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000A-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,112	100	1997
FOP	90	30	1997
FOP	176	30	1997
UGR	460	45	1997
TOTALS	2,838		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,399	113.1900	113.19	271,543	1997	1997	0	0	13.50	86.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2112 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,885	
TOTAL MARKET OB/XF VALUE		39,006	
TOTAL LAND VALUE - MARKET		401,120	
TOTAL MARKET VALUE		675,011	
SOH/AGL Deduction		0	
ASSESSED VALUE		675,011	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		624,289	
TOTAL JUST VALUE		675,011	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		665,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003821	XFOB	9,227	08/25/2000
2003297	SWIM POOL	18,000	06/22/2000
10556B	XFOB	0	06/19/1997
10289B	NEW CONSTR	132,563	02/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1947	4/19/2024	WD Q	Q	I	01	875,000
GRANTOR: ELEAZER CATHERINE D L						
GRANTEE: WARREN HOWARD O 198						
1442/1050	9/06/2006	WD Q	Q	I	01	100
GRANTOR: ELEAZER CATHERINE						
GRANTEE: ELEAZER CATHERINE D						

EXTRA FEATURES															BLD DATE		LGL DATE																
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	INC DATE	AG DATE														
1	0810	CONCRETE A	0	100	0	0	1,959.00	SF	6.50	6.50	100	1997	1997	3	72	9,168																	
2	0810	CONCRETE A	0	100	0	0	23.00	SF	6.50	6.50	100	1997	1997	3	72	108																	
3	0858	SCULP CONC	0	100	0	0	1,168.00	SF	13.00	13.00	100	2000	2000	3	93	14,121																	
4	0861	POOL GUNIT	0	100	0	0	506.00	SF	85.00	85.00	100	2000	2000	3	23	9,892																	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240																	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400																	
7	0910	SCRN RM L	0	100	31	54	1,674.00	SF	15.00	15.00	100	2000	2000	3	20	5,022																	
8	0851	PATIO STON	0	100	0	0	63.00	SF	1.13	1.13	100	2000	2000	3	77	55																	
TOTALS															2,838		2,399	234,885															

2108 ATLANTIC AVE, FERNANDINA BEACH

03/27/2024 MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1997] W4 N13 W22 FOP=[YR=1997] W22 S8 E22 N8 \$ S8 W22 N8 W11 S44 E14 N2 FOP=[YR=1997] E19 UGR=[YR=1997] S20 E6 S2 E10 N2 E6 N20 W22 \$ N4 W12 N2 W7 S6 \$ N6 E7 S2 E12 S4 E22 N19 E4 N10 \$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	000100	C	RES	100		R-1	109.00	147.00	109.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	401,120							