

BLOCK C LOT 4 W1/2 OF 3
E1/2 OF 5
IN OR 2246/1438

KOZAK STEVEN A & ALLISON D
2104 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000C-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

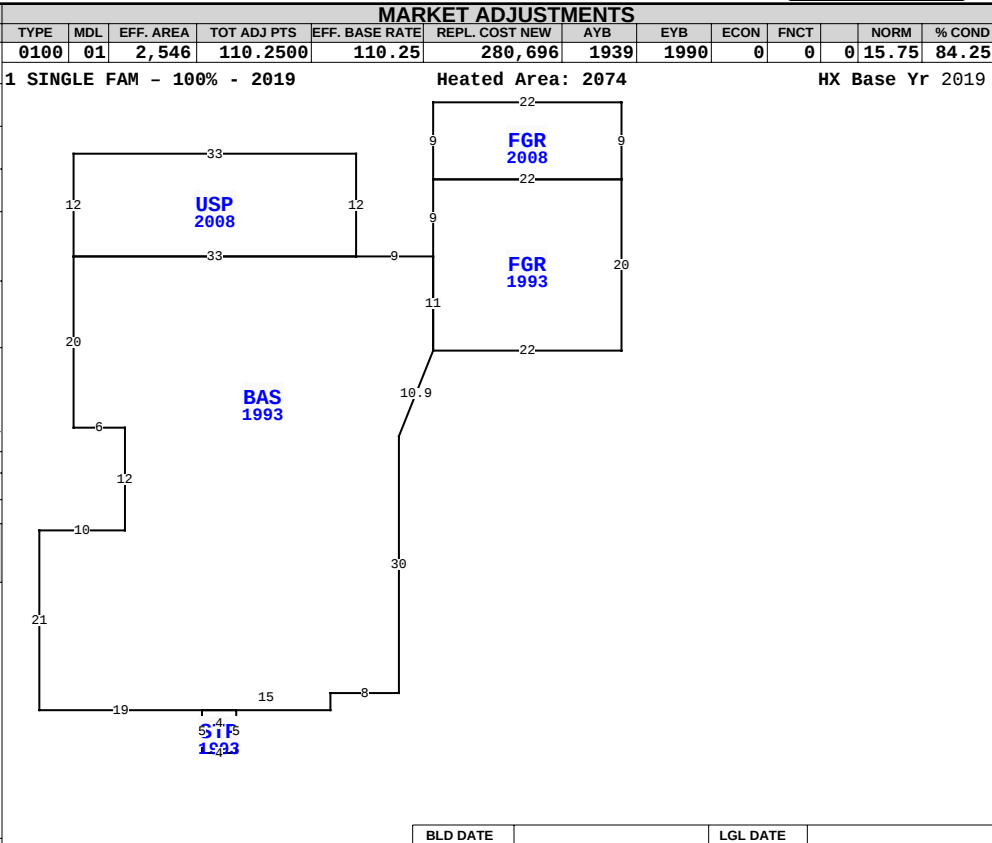
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1993	2,074	192,645
FGR	440	55	1993	242	22,479
FGR	198	55	2008	109	10,124
STP	20	10	1993	2	186
USP	396	30	2008	119	11,054
TOTALS	3,128			2,546	236,486

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	0	0	56.00	SF	30.00
3	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00
4	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	100.00	148.00	100.00



2104 FLORIDA AVE, FERNANDINA BEACH									
TOTAL OB/XF 5,767									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	100.00	148.00	100.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					236,486				
TOTAL MARKET OB/XF VALUE					5,767				
TOTAL LAND VALUE - MARKET					322,000				
TOTAL MARKET VALUE					564,253				
SOH/AGL Deduction					256,201				
ASSESSED VALUE					308,052				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					257,330				
TOTAL JUST VALUE					564,253				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					553,465				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060269	REMODEL	4,500	02/06/2006
20052039	REPAIR/RRF	4,000	06/22/2005
4222	N/A	3,200	03/23/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1438	12/31/2018	WD	Q	I	01	275,000
GRANTOR: PETTIT GERALDINE						
GRANTEE: KOZAK STEVEN A & AL						
0291/0393	5/01/1979	WD	Q	I		36,666
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2008] W22 S9 FGR=[YR=1993] S9 BAS=[YR=1993] W9 USP=[YR=2008] N12 W33 S12 E33\$ W33 S20 E6 S12 W10 S21 E19 STP=[YR=1993] S5 E4 N5 W4\$ E15 N2 E8 N30 R4 U10 N11\$ S11 E22 N20 W22\$ E22 N9\$.									