BLOCK C LOTS W1/2 OF 5 & LOT 6
IN OR 1778/51
ALTA VISTA # 1 PB 2/9

HESSE KARIN F
2100 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000C-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

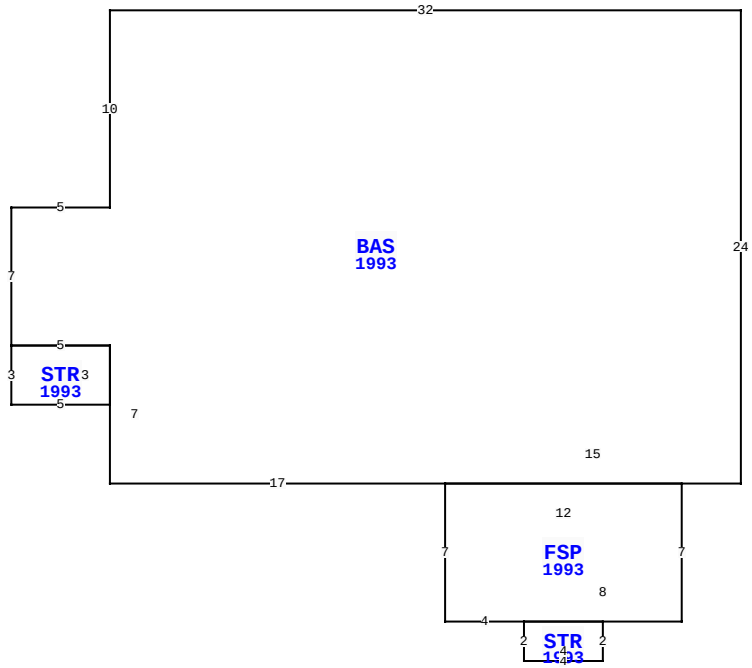
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03
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	803	100	1993	803	77,709
FSP	84	40	1993	34	3,290
STR	8	10	1993	1	97
STR	15	10	1993	2	193
TOTALS	910			840	81,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	840	112.2000	112.20	94,248	1947	2005	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2025 Heated Area: 803 HX Base Yr 2025



2100 FLORIDA AV, 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		81,289
TOTAL MARKET OB/XF VALUE		86
TOTAL LAND VALUE - MARKET		241,500
TOTAL MARKET VALUE		322,875
SOH/AGL Deduction		0
ASSESSED VALUE		322,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,153
TOTAL JUST VALUE		322,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1003	1-STORY ADDITION	20,419	04/10/2025
20062080	XFOB	400	09/11/2006
20060860	REPAIR/RRF	1,800	04/25/2006
20041239	OTHER	1,000	07/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1778/0051	1/31/2012	WD	Q	I	02	115,000
GRANTOR: VALDES PATRICIA C						
GRANTEE: HESSE KARIN F						
1777/0210	8/31/2011	QC	U	I	11	100
GRANTOR: VALDES BRYAN A						
GRANTEE: VALDES PATRICIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S10 W5 S7STR=[YR=1993] S3E5N3W5$ E5 S7 E17
FSP=[YR=1993] S7 E4 STR=[YR=1993] S2E4N2W4$ E8 N7 W12 $
E15N24$.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1970	1970	3	20	86	

LAND DESCRIPTION

TOTAL OB/XF 86

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	RES	100	0006	R-1	75.00	148.00	75.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	241,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 07/30/2025 BY SYS