BLOCK D W1/2 OF LOT 4 &
ALL OF LOTS 5 & 6
ALTA VISTA #1 PB 2/9

PLATT JONATHAN & CARRIE-LYNN
2000 ASH ST
FERNANDINA BCH, FL 32034

2025

00-00-31-100A-000D-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

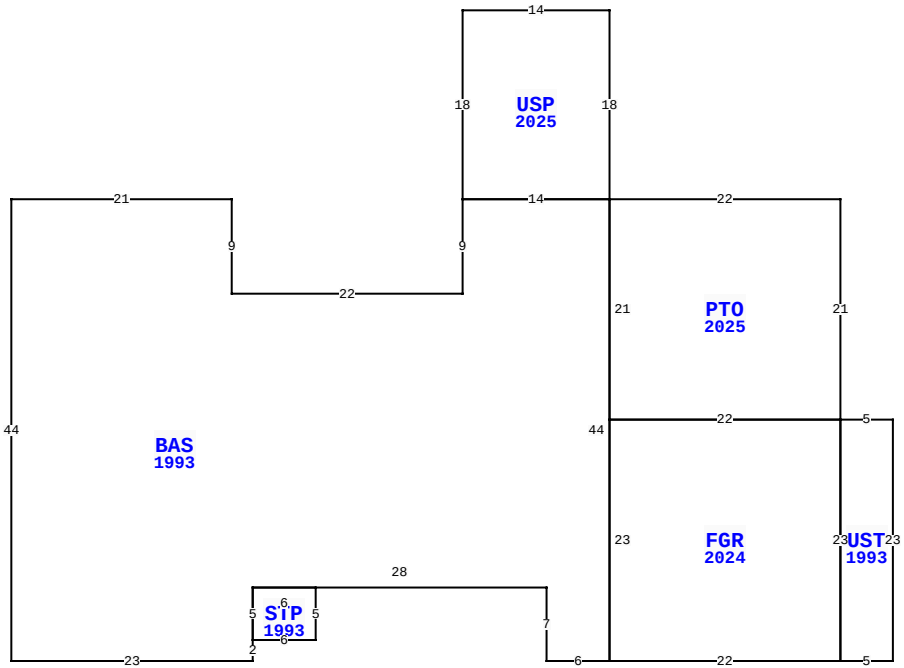
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	1993	2,114	178,865
FGR	506	55	2024	278	23,521
PTO	462	5	2025	23	1,946
STP	30	10	1993	3	254
USP	252	30	2025	76	6,430
UST	115	45	1993	52	4,400
TOTALS	3,479			2,546	215,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,546	113.5680	113.57	289,149	1965	1990	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2114 HX Base Yr 2024



2000 ASH ST, 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		215,416
TOTAL MARKET OB/XF VALUE		5,207
TOTAL LAND VALUE - MARKET		402,500
TOTAL MARKET VALUE		623,123
SOH/AGL Deduction		0
ASSESSED VALUE		623,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		572,401
TOTAL JUST VALUE		623,123
NCON VALUE		30,148
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	CC, SOLID RF SRM	25,000	01/30/2024
BLDR-2024-0		850	01/18/2024
20060724	H/AC	2,675	04/07/2006
7947	REPAIR/RRF	2,400	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1805	6/01/2023	WD	Q	I	02	656,000
GRANTOR: GILL VIRGINIA C						
GRANTEE: PLATT JONATHAN & CA						
2645/1800	5/30/2023	FJ	U	I	11	0
GRANTOR: ALLEN VIRGINIA ELIZAB						
GRANTEE: GILL VIRGINIA C						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	26	910	
2	0812	CONCRETE C	0	100	0	0	1,235.00	SF	4.00	4.00	100	1965	1965	3	20	988	
3	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1997	1997	3	20	480	
4	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	1997	1997	3	72	1,629	
5	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2025	2024		100	1,200	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-22,0] W14 S9 W22 N9 W21 S44 E23 N2 N5 E28 S7 E6 N44 $
FGR=[YR=2024;ORIG=-22,44] E22 N23 W22 S23 $
PTO=[YR=2025;ORIG=0,0] W22 S21 E22 N21 $
UST=[YR=1993;ORIG=0,44] E5 N23 W5 S23 $
STP=[YR=1993;ORIG=-56,42] E6 N5 W6 S5 $
USP=[YR=2025;ORIG=-36,-18] E14 S18 W14 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,207

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		R-1	125.00	148.00	125.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	402,500							

REVIEW DATE 05/01/2024 BY HS Total Acres: 0.00 Total Land Value: 402,500 Market: 0 Agricultural: 0 Common: 402,500 PRINTED 07/30/2025 BY SYS