

LOT 1 & E15 FT OF LOT 2
(LESS R/W) OR 1251/385
ALTA VISTA 2 PB 2/44

COXWELL JOHN D & NANCY C
2119 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2704

2025

00-00-31-100B-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	10 ABOVE AVG 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 80
Interior Wall	05 DRYWALL 20
Interior Floo	12 HARDWOOD 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	1993	2,259	203,960
BAS	308	100	2006	308	27,808
BAS	1,057	100	2006	1,057	95,434
FGR	576	55	1993	317	28,621
FOP	848	30	2006	254	22,933

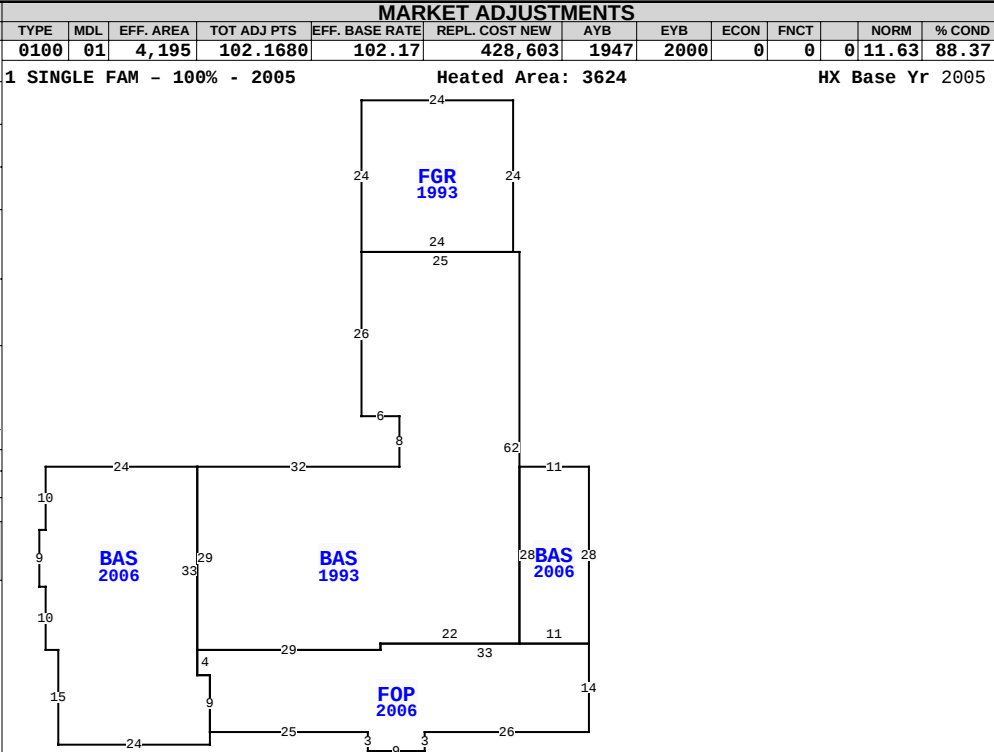
TOTALS 5,048 4,195 378,756

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	1980	1980	3	30	488	
2	0810	CONCRETE A	0	100	0	0	953.00	SF	6.50	6.50	100	1982	1982	3	35	2,168	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1984	1984	3	20	720	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
5	1123	CB 8"	0	100	27	3	81.00	SF	6.15	6.15	100	1980	1980	3	30	149	
6	1242	WD DECK A	0	100	32	10	320.00	SF	10.00	10.00	100	2006	2006	3	24	768	
7	1242	WD DECK A	0	100	15	4	60.00	SF	10.00	10.00	100	2006	2006	3	24	144	
8	0820	WOOD WALK	0	100	0	0	310.00	SF	11.75	11.75	100	1997	1997	3	40	1,457	
9	0825	BRICK	0	100	16	3	48.00	SF	12.50	12.50	100	2006	2006	3	96	576	
10	0825	BRICK	0	100	34	8	272.00	SF	12.50	12.50	100	2006	2006	3	96	3,264	

LAND DESCRIPTION

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	130.00	200.00	130.00	FF	1	1.22	1.00	1.22	3,200.00	3,904.00	507,520							



2119 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/27/2024 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,756
TOTAL MARKET OB/XF VALUE		11,389
TOTAL LAND VALUE - MARKET		507,520
TOTAL MARKET VALUE		897,665
SOH/AGL Deduction		548,015
ASSESSED VALUE		349,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,928
TOTAL JUST VALUE		897,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		881,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062735	ELEC OTHER	500	12/13/2006
20062728	OTHER	1,000	12/12/2006
20052916	GAS	1,000	10/26/2005
20052768	H/AC	7,000	10/03/2005
20052769	CHNGE SRVC	6,000	10/03/2005
20052213	REMODEL	2,000	07/14/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1251/0385	8/06/2004	WD	Q	I		295,000	

GRANTOR: YARNELL JOSEPH J & NA
GRANTEE: COXWELL JOHN D & NA
0722/0117 1/17/1995 WD Q I 107,000
GRANTOR: PRUITT JOHN D & ALMA
GRANTEE: YARNELL JOSEPH J &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S24 BAS=[YR=1993] S26 E6 S8 W32
BAS=[YR=2006] W24 S10 W1 S9 E1 S10 E2 S15 E24 N2
FOP=[YR=2006] E25 S3 E9 N3 E26 N14 BAS=[YR=2006] N28 W11
S28 E11 \$ W33 S1 W29 S4 E2 S9 \$ N9 W2 N33 \$ S29 E29 N1 E22
N62 W25 \$ E24 N24 \$.

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