BLOCK I LOTS 5 & 6 &
PT OF ABDN ALLEY PT OR 741/481
ORDINANCE # 95-17

HL ATLANTIC PROPERTIES LLC
2122 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1120-000I-0050

BUILDING CHARACTERISTICS

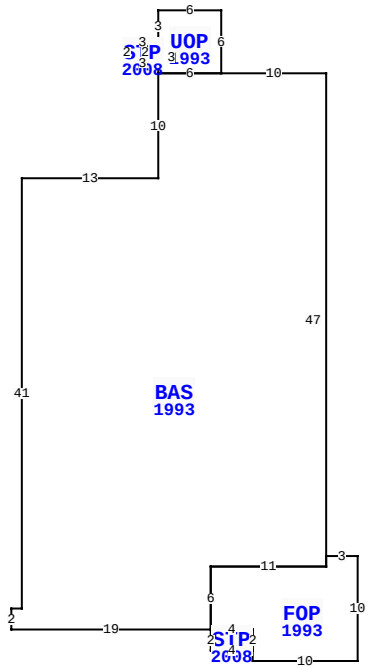
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	1993	1,343	104,093
FOP	117	30	1993	35	2,713
STP	6	10	2008	1	78
STP	8	10	2008	1	78
UOP	36	20	1993	7	543
TOTALS	1,510			1,387	107,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	107.9520	107.95	149,727	1926	1970	0	0	0	28.20	71.80

1 SINGLE FAM – 100% - 1975 Heated Area: 1343 HX Base Yr 1975



2122 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	07/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,504
TOTAL MARKET OB/XF VALUE		2,635
TOTAL LAND VALUE - MARKET		379,040
TOTAL MARKET VALUE		489,179
SOH/AGL Deduction		394,909
ASSESSED VALUE		94,270
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		38,548
TOTAL JUST VALUE		489,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052287	REPAIR/RRF	6,000	07/25/2005
4813	REPAIR/RRF	10,000	04/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2768/82	2/10/2025	WD	U	I	37	230,000
GRANTOR: MOON LUCILLE R						
GRANTEE: HL ATLANTIC PROPERT						
1456/1703	11/03/2006	DG	Q	I	01	4,951
GRANTOR: MOON LUCILLE						
GRANTEE: MOON LUCILLE R & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N6 W6 S3 STP=[YR=2008] W3 S2 E3 N2$ S3 E6$ W6 S10 W13 S41 W1 S2 E19 STP=[YR=2008] S2 E4 FOP=[YR=1993] S1 E10 N10 W3 S1 W11 S6 E4 S2$ N2 W4$ N6 E11 N47$.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1981	1981	3	32.5	406	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1990	1990	3	57	689	

LAND DESCRIPTION

TOTAL OB/XF 2,635

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	0003	R-1	103.00	147.00	103.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	379,040							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 379,040 Market: 0 Agricultural: 0 Common: 379,040 PRINTED 07/30/2025 BY SYS