LOT 241
IN OR 1880/1425
GA FDNA BEACH 2 UNR

GOODIN SHELBY WAYNE & REBA COLEMAN
2902 W 2ND STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0241-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	02	Quality Level 02

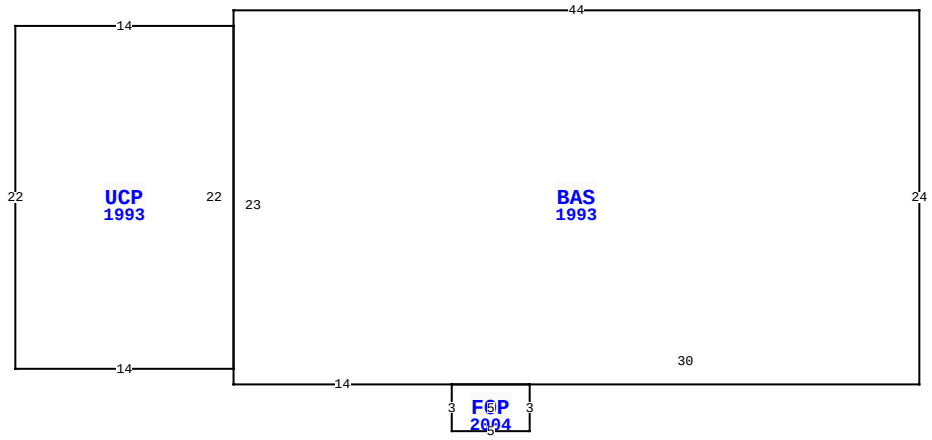
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	91,171
FOP	15	30	2004	4	345
UCP	308	20	1993	62	5,353
TOTALS	1,379			1,122	96,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,122	107.2455	107.25	120,334	1961	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1056 HX Base Yr 2022



2902 W 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 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		96,869
TOTAL MARKET OB/XF VALUE		195
TOTAL LAND VALUE - MARKET		397,500
TOTAL MARKET VALUE		494,564
SOH/AGL Deduction		74,820
ASSESSED VALUE		419,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,022
TOTAL JUST VALUE		494,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081282	XFOB	2,125	08/11/2008
20062681	ELEC OTHER	250	12/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1880/1425	9/20/2013	WD	Q	I	02	163,000
GRANTOR: MCCORMICK DANA LYNN						
GRANTEE: GOODIN SHELBY WAYNE						
1459/0052	11/14/2006	WD	Q	I		400,000
GRANTOR: COURSON LAURA CARGILE						
GRANTEE: MCCORMICK DANA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S1 UCP=[YR=1993] W14 S22 E14 N22 $ S23
E14 FOP=[YR=2004] S3 E5 N3 W5 $ E30 N24 $.

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	23	3	69.00	SF	3.25	3.25	100	2007	2007	3	87	195	

LAND DESCRIPTION

TOTAL OB/XF 195

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	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	397,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 397,500 Market: 0 Agricultural: 0 Common: 397,500 PRINTED 07/30/2025 BY SYS