

BLOCK 23 LOTS 17 18 19 &
 LOTS 1 THRU 8
 IN OR 267/283 & OR 956/845 &

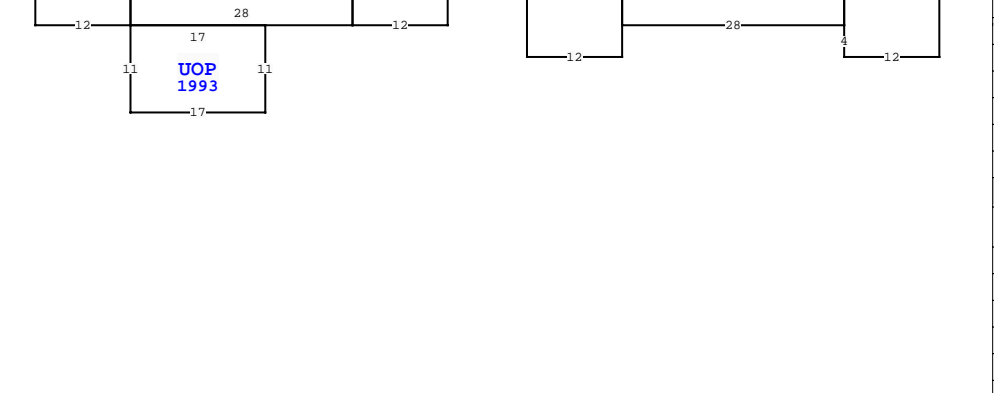
BRAY JULIA D
 2800 KISSIMMEE AVE
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0023-0170

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%	2,663	85.5000	85.50	227,686	1979	1979	0	0	20.50	79.50



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,010
TOTAL MARKET OB/XF VALUE		3,030
TOTAL LAND VALUE - MARKET		981,000
TOTAL MARKET VALUE		1,165,040
SOH/AGL Deduction		226,987
ASSESSED VALUE		938,053
TOTAL EXEMPTION VALUE	13	938,053
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,165,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		911,616

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	68,516
FST	224	55	1993	123	8,361
FUS	1,008	100	1993	1,008	68,516
UCP	528	20	1993	106	7,205
UOP	187	20	1993	37	2,515
UOP	224	20	1993	45	3,059
UOP	528	20	1993	106	7,205
UOP	576	20	1993	115	7,817
UOP	576	20	1993	115	7,817
TOTALS	4,859			2,663	181,010

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
2800 KISSIMMEE AVE, FERNANDINA BEACH				05/08/2025	MLU	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
2	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	1980	1980	3	30	187	
3	0350	CARPORT WD	0	100	22	528.00	SF	13.00	13.00	100	1998	1998	3	20	1,373	

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W12 FST=[YR=1993] W28 UCP=[YR=1993] W12 S44E12 UOP=[YR=1993] S11 E17 N11 W17 \$ BAS=[YR=1993] E28 N36 W28 S36 \$ N44 \$ S8 E28 N8 \$ S44 E12 N44 \$ PTR= E10UOP=[YR=1993] E12 UOP=[YR=1993] E28 UOP=[YR=1993] E12 S48W12 N4 FUS=[YR=1993] W28 N36 E28 S36 \$ N44 \$ S8 W28 N8 \$ S48 W12 N48 \$ W10 \$.											

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	75.00	100.00	75.00	FF		1.00	1.00	0.90	6,000.00	5,400.00	405,000							
2	000100	C	RES	100		R-1	200.00	100.00	200.00	FF		1.00	1.00	0.48	6,000.00	2,880.00	576,000							