BLOCK 269 LOT 9 S1/2 OF 8
IN OR 2436/864
CITY OF FDNA BEACH

ACOSTA NORMA M L/E/ACOSTA SUSAN ANNETTE L/E
22 S 2ND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

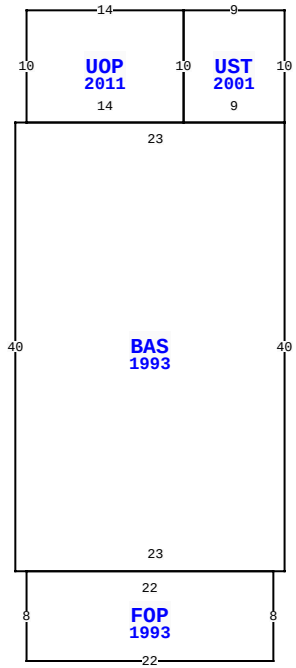
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	84,288
FOP	176	30	1993	53	4,654
UOP	140	20	2011	28	2,458
UST	90	45	2001	40	3,512
TOTALS	1,366			1,081	94,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,081	95.4000	150.73	162,939	1929	1980	0	0	0	41.75	58.25

1 SFR CUST – 100% - 0 Heated Area: 960 HX Base Yr



BLD DATE	02/08/2012 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2025 MLU
INC DATE		AG DATE	

22 S 2ND ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,912
TOTAL MARKET OB/XF VALUE		1,202
TOTAL LAND VALUE - MARKET		300,625
TOTAL MARKET VALUE		396,739
SOH/AGL Deduction		239,446
ASSESSED VALUE		157,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,571
TOTAL JUST VALUE		396,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010678	REPAIR/RRF	2,000	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/1303	8/15/2024	QC	U	I	11	100
GRANTOR: ACOSTA NORMA M						
GRANTEE: BEDFORD CHERRY MANC						
2436/0864	2/23/2021	WD	U	I	11	100
GRANTOR: ACOSTA NORMA M (L/E)						
GRANTEE: ACOSTA NORMA M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2001] W9 UOP=[YR=2011] W14 S10 BAS=[YR=1993] W1 S40 E1 FOP=[YR=1993] S8 E22 N8 W22$ E23 N40 W23$ E14 N10$ S10 E9 N10$.

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	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	1960	1960	3	20	1,080	
2	0825	BRICK	0	100	3	7	21.00	SF	12.50	12.50	100	1929	1929	3	20	53	
3	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	1929	1929	3	20	38	
4	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1929	1929	3	20	31	

LAND DESCRIPTION

TOTAL OB/XF 1,202

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	C-3	37.00	125.00	4,625.00	SF		1.00	1.00	1.00	65.00	65.00	300,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,625 Market: 0 Agricultural: 0 Common: 300,625 PRINTED 07/30/2025 BY SYS