BLOCK 270 LOT 9
CITY OF FDNA BEACH

COLAO IVAN & TIA
1230 GREENRIDGE RD
JACKSONVILLE, FL 32207

2025

00-00-31-1800-0270-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	01	Quality Level 01

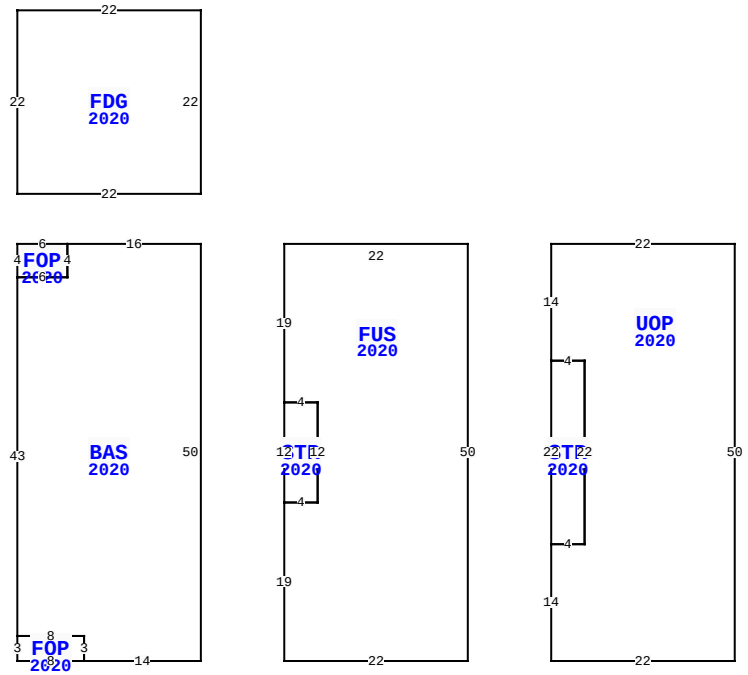
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	2020	1,052	328,611
FDG	484	60	2020	290	90,586
FOP	24	30	2020	7	2,187
FOP	24	30	2020	7	2,187
FUS	1,052	100	2020	1,052	328,611
STR	48	10	2020	5	1,562
STR	88	10	2020	9	2,811
UOP	1,012	20	2020	202	63,098
TOTALS	3,784			2,624	819,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,624	318.5848	318.58	835,954	2020	2020	0	0	0	1.95	98.05

1 TOWNHOUSE – 0% - 2025 Heated Area: 2104 HX Base Yr



144 S 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	819,653
TOTAL MARKET OB/XF VALUE	11,543
TOTAL LAND VALUE - MARKET	156,250
TOTAL MARKET VALUE	987,446
SOH/AGL Deduction	0
ASSESSED VALUE	987,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	987,446
TOTAL JUST VALUE	987,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	959,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182280	NEW CONSTR	283,531	07/02/2018
20182282	GARAGE	46,270	07/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1286	3/05/2024	WD	U	I	11	100
GRANTOR: STANLEY BARRY KENT &						
GRANTEE: COLAO IVAN & TIA						
2698/297	3/05/2024	WD	Q	I	01	989,000
GRANTOR: STANLEY BARRY KENT &						
GRANTEE: COLAO IVAN & TIA						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	137.00	SF	10.00	10.00	100	2020	2020	3	98	1,343	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2020		100	10,200	

BUILDING DIMENSIONS

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BAS=[YR=2020;ORIG=0,0] W16 S4 W6 S43 E8 S3 E14 N50 $
FUS=[YR=2020;ORIG=10,0] E22 S50 W22 N19 E4 N12 W4 N19 $
UOP=[YR=2020;ORIG=42,50] N14 E4 N22 W4 N14 E22 S50 W22 $
FDG=[YR=2020;ORIG=-22,-28] S22 E22 N22 W22 $
STR=[YR=2020;ORIG=42,36] N22 E4 S22 W4 $
STR=[YR=2020;ORIG=10,31] E4 N12 W4 S12 $
FOP=[YR=2020;ORIG=-16,0] W6 S4 E6 N4 $
FOP=[YR=2020;ORIG=-22,47] S3 E8 N3 W8 $
PTR=[ORIG=0,0] E30 W30 $
PTR=[ORIG=0,0] N30 S30 $
PTR=[ORIG=0,0] S80 N80 $
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LAND DESCRIPTION

TOTAL OB/XF 11,543

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	000310	C	TOWNHOUSE	0	0006	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	50.00	50.00	156,250							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 156,250 Market: 0 Agricultural: 0 Common: 156,250 PRINTED 07/30/2025 BY SYS