BLOCK 271 PT LOT 12 EAST
OF SAR R/W & LOT 22
CITY OF FDNA BEACH

ASTRIN CAL DAVE/DORN ROBERT GERARD
119 S 2ND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0271-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

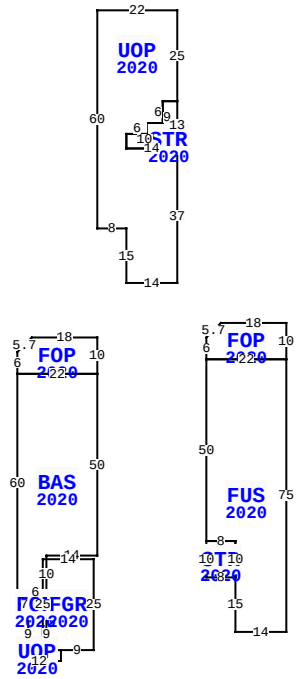
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	2020	1,180	253,299
FGR	350	55	2020	192	41,215
FOP	42	30	2020	13	2,791
FOP	212	30	2020	64	13,739
FOP	212	30	2020	64	13,739
FUS	1,450	100	2020	1,450	311,259
STR	80	10	2020	8	1,717
STR	92	10	2020	9	1,932
UOP	81	20	2020	16	3,435
UOP	1,426	20	2020	285	61,178
TOTALS	5,125			3,281	704,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,281	138.5630	218.93	718,309	2020	2020	0	0	0	1.95	98.05

1 SFR CUST – 100% - 2022 Heated Area: 2630 HX Base Yr 2022



119 S 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		704,302
TOTAL MARKET OB/XF VALUE		2,822
TOTAL LAND VALUE - MARKET		183,000
TOTAL MARKET VALUE		890,124
SOH/AGL Deduction		81,577
ASSESSED VALUE		808,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		757,825
TOTAL JUST VALUE		890,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		858,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181639	NEW CONSTR	337,890	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0325	4/05/2021	SW	Q	I	01	900,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ASTRIN CAL DAVE & R						
2113/1862	4/17/2017	SW	Q	I	05	200,000
GRANTOR: GLECKER LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W18 D4 L4 S6 BAS=[YR=2020] S60 E2 FOP=[YR=2020] S7 E1 UOP=[YR=2020] S9 W3 S3 E12 N3 FGR=[YR=2020] E9 N25 W14 S25 E1 E4 $ W4 N9 W5$ E5 N7 W6 $ E6 N10 E14 N50W22$ E22 N10 $ PTR= E30 FOP=[YR=2020] U4 R4 E18 S10 FUS=[YR=2020] S75 W14 N15 STR=[YR=2020] W8 N10 E8 S10 $ N10 W8 N50 E22 $ W22 N6 $ W30 $ PTR= N30 UOP=[YR=2020] N60 E22 S25 STR=[YR=2020] W4 S9 W10 S4 E14 N13$ W4 S6 W4 S3 W6 S4 E14 S37 W14 N15 W8 $ S30 $.

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	100	0	0	288.00	SF	10.00	10.00	100	2020	2020	3	98	2,822	

LAND DESCRIPTION

TOTAL OB/XF 2,822

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	MU-1	25.00	0.00	3,050.00	SF		1.00	1.00	1.00	60.00	60.00	183,000							

REVIEW DATE 10/01/2020 BY RK Total Acres: 0.07 Total Land Value: 183,000 Market: 0 Agricultural: 0 Common: 183,000 PRINTED 07/30/2025 BY SYS