BLOCK C LOT 4 W1/2 OF 3
E1/2 OF 5
IN OR 2246/1438

KOZAK STEVEN A & ALLISON D
2104 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-100A-000C-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

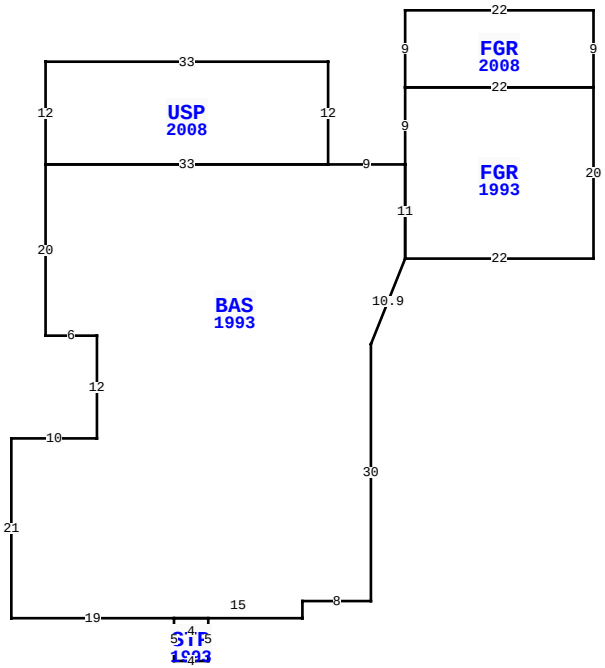
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1993	2,074	201,672
FGR	440	55	1993	242	23,532
FGR	198	55	2008	109	10,599
STP	20	10	1993	2	195
USP	396	30	2008	119	11,571
TOTALS	3,128			2,546	247,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,546	110.2500	115.76	294,725	1939	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2019 Heated Area: 2074 HX Base Yr 2019



2104 FLORIDA AVE, 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		247,569
TOTAL MARKET OB/XF VALUE		2,382
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		571,951
SOH/AGL Deduction		255,582
ASSESSED VALUE		316,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,958
TOTAL JUST VALUE		571,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060269	REMODEL	4,500	02/06/2006
20052039	REPAIR/RRF	4,000	06/22/2005
4222	N/A	3,200	03/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1438	12/31/2018	WD	Q	I	01	275,000
GRANTOR: PETTIT GERALDINE						
GRANTEE: KOZAK STEVEN A & AL						
0291/0393	5/15/1979	WD	Q	I		36,666
GRANTOR: GILLIKEN DOROTHY H						
GRANTEE: PETTIT JOHN P JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W22 S9 FGR=[YR=1993] S9 BAS=[YR=1993] W9
USP=[YR=2008] N12 W33 S12 E33$ W33 S20 E6 S12 W10 S21 E19
STP=[YR=1993] S5 E4 N5 W4$ E15 N2 E8 N30 R4 U10 N11$ S11
E22 N20 W22$ E22 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0940	SHEDS/PORT	0	100	0	0	56.00	SF	30.00	30.00	100	1980	1980	3	20	336	
3	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,382

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		R-1	100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	322,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 07/09/2026 BY SYS