

LOT 1 & E15 FT OF LOT 2
(LESS R/W) OR 1251/385
ALTA VISTA 2 PB 2/44

COXWELL JOHN D & NANCY C
2119 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2704

2026

00-00-31-100B-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 50	0100	01	4,195	102.1680	107.28	450,040	1947	2000		0		0	12.13	87.87	STANDARD																									
Exterior Wall	10	ABOVE AVG 50	1 SINGLE FAM 100% - 2005										Heated Area: 3624										HX Base Yr 2005																			
Roof Structur	03	GABLE/HIP 100																					VALUATION BY																			
Roof Cover	03	COMP SHNGL 100																					Tax Group: 2										Tax Dist:									
Interior Wall	03	PLASTER 80																					BUILDING MARKET VALUE										395,450									
Interior Wall	05	DRYWALL 20																					TOTAL MARKET OB/XF VALUE										4,733									
Interior Floo	12	HARDWOOD 60																					TOTAL LAND VALUE - MARKET										634,400									
Interior Floo	15	HARDTILE 40																					TOTAL MARKET VALUE										1,034,583									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										675,492									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										359,091									
Bedrooms		4 100																					TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms		3.5 100																					BASE TAXABLE VALUE										307,680									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										1,034,583									
Stories	1.	1. 100																					NCON VALUE										0									
Units		0 100																					INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100																					PREVIOUS YEAR MKT VALUE										897,665									
Occupancy	00	NONE 100																																								
Quality	03	Quality Level 03																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC		1012.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,259	100	1993	2,259	212,949																																					
BAS	308	100	2006	308	29,034																																					
BAS	1,057	100	2006	1,057	99,640																																					
FGR	576	55	1993	317	29,883																																					
FOP	848	30	2006	254	23,944																																					
TOTALS	5,048			4,195	395,450																																					
EXTRA FEATURES										2119 ATLANTIC AVE, FERNANDINA BEACH																																
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																									
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1984	1984	3	20	720																										
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470																										
5	1123	CB 8"	0	100	27	3	81.00	SF	6.15	6.15	100	1980	1980	3	29	144																										
6	1242	WD DECK A	0	100	32	10	320.00	SF	10.00	10.00	100	2006	2006	3	22	704																										
7	1242	WD DECK A	0	100	15	4	60.00	SF	10.00	10.00	100	2006	2006	3	22	132																										
8	0820	WOOD WALK	0	100	0	0	310.00	SF	11.75	11.75	100	1997	1997	3	40	1,457																										
11	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	2006	2006	3	22	106																										
LAND DESCRIPTION										TOTAL OB/XF										4,733																						
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	130.00	200.00	130.00	FF	1	1.22	1.00	1.22	4,000.00	4,880.00	634,400																									
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