LOT 4 OF ALTA VISTA #2
PBK 2/44 & PT LOT 109 OF
OUTLOTS SUB OF FDNA BEACH UNR

KEATING MICHAEL F & SONGMI E
2113 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

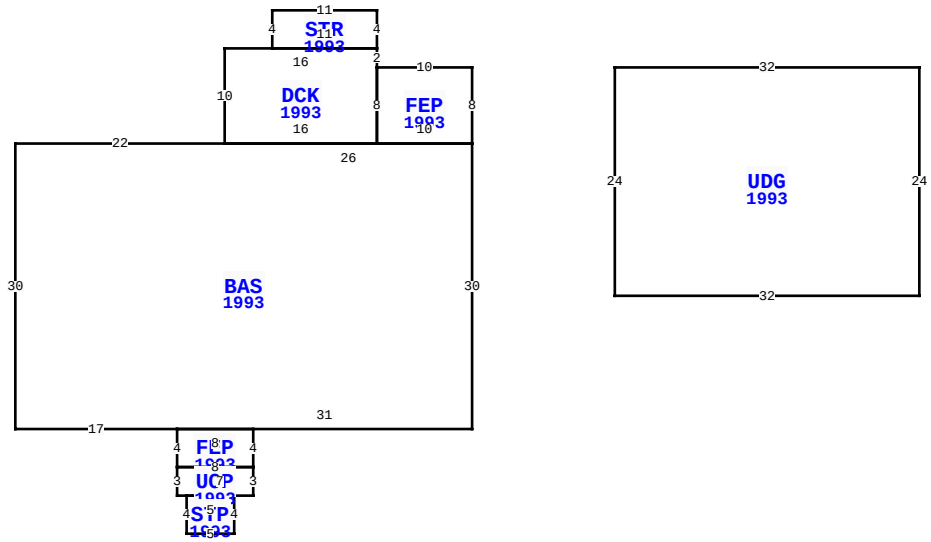
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	127,624
DCK	160	10	1993	16	1,418
FEP	32	80	1993	26	2,304
FEP	80	80	1993	64	5,672
STP	20	10	1993	2	178
STR	44	10	1993	4	354
UDG	768	55	1993	422	37,401
UOP	24	20	1993	5	443
TOTALS	2,568			1,979	175,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	125.0480	131.30	259,843	1938	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2026 Heated Area: 1440 HX Base Yr 2026



2113 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,682
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		610,000
TOTAL MARKET VALUE		834,152
SOH/AGL Deduction		288,340
ASSESSED VALUE		545,812
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		494,401
TOTAL JUST VALUE		834,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0		0	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/0180	4/25/2014	WD	U	I	37	100,000
GRANTOR: SHANK LELAND D & DORO						
GRANTEE: KEATING MICHAEL F &						
1913/1223	4/17/2014	QC	U	I	11	100
GRANTOR: SHANK DOROTHY ETAL						
GRANTEE: SHANK LELAND DALE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W10 DCK 1993= N2 STR=[YR=1993] N4 W11 S4 E11 $ W16 S10 BAS=[YR=1993] W22 S30 E17 FEP=[YR=1993] S4 UOP=[YR=1993] S3 E1 STP=[YR=1993] S4 E5 N4 W5 $ E7 N3 W8 $ E8 N4 W8 $ E31 N30 W26 $ E16 N8 $ S8 E10 N8 $ PTR= E15 UDG=[YR=1993] E32 S24 W32 N24 $ W15 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	R-1	125.00	200.00	125.00	FF	1	1.22	1.00	1.22	4,000.00	4,880.00	610,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 610,000 Market: 0 Agricultural: 0 Common: 610,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

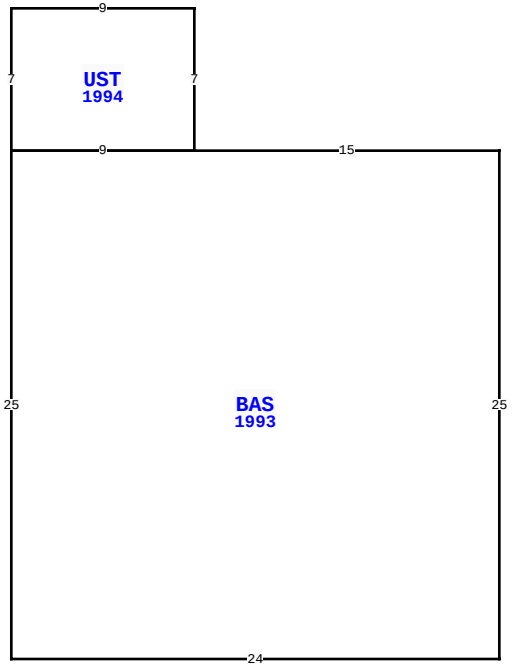
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	45,180
UST	63	45	1994	28	2,108
TOTALS	663			628	47,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	628	101.3650	106.43	66,838	1937	1937	0	0	0	29.25	70.75

2 SINGLE FAM 0% - 2026 Heated Area: 600 HX Base Yr 2026



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1913/1223	4/17/2014	QC	U	I	11	100
GRANTOR: SHANK DOROTHY ETAL						
GRANTEE: SHANK LELAND DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UST 1994=N7 W9 S7 E9$ W9 S25 E24 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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