BLOCK I LOT SUB A B OF 7 & PT
OF ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

WALKER KRIS & MALCOLM
2115 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1120-000I-007A

BUILDING CHARACTERISTICS

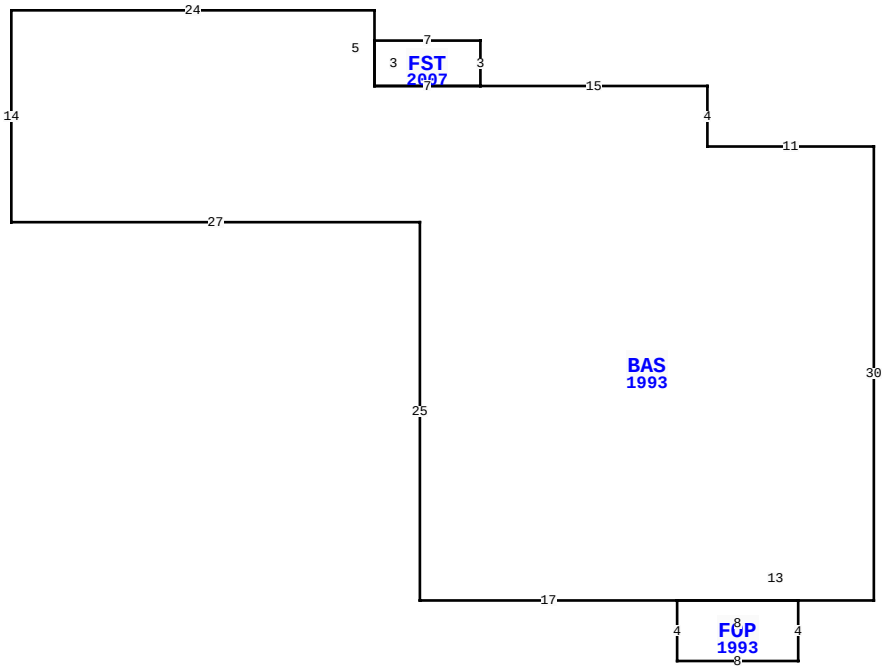
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,339	100	1993	1,339	205,678
FOP	32	30	1993	10	1,537
FST	21	55	2007	12	1,844
TOTALS	1,392			1,361	209,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,361	126.2976	175.55	238,924	1949	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2026 Heated Area: 1339 HX Base Yr 2026



2115 FLORIDA AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,878
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		570,878
SOH/AGL Deduction		0
ASSESSED VALUE		570,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		519,467
TOTAL JUST VALUE		570,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120994	H/AC	3,000	06/04/2012
20120880	ELEC.INTER.REMODE	2,000	05/16/2012
20120802	DEMOLISH DRYWALL	0	05/09/2012
20100756	REPAIR/RRF	2,000	05/07/2010
20020349	XFOB	0	02/28/2002
7673	REPAIR/RRF	1,000	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/498	3/28/2025	WD	Q	I	02	699,000
GRANTOR: DAVIES HEATHER ANN A/						
GRANTEE: WALKER KRIS & MALCO						
1860/177	5/24/2013	WD	Q	I	02	129,000
GRANTOR: DAVIES KIM						
GRANTEE: DAVIES HEATHERANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N4 W15 FST=[YR=2007] N3 W7 S3 E7$ W7 N5 W24 S14 E27 S25 E17 FOP=[YR=1993] S4 E8 N4 W8$ E13 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	100	0006	R-1	100.00	147.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	322,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

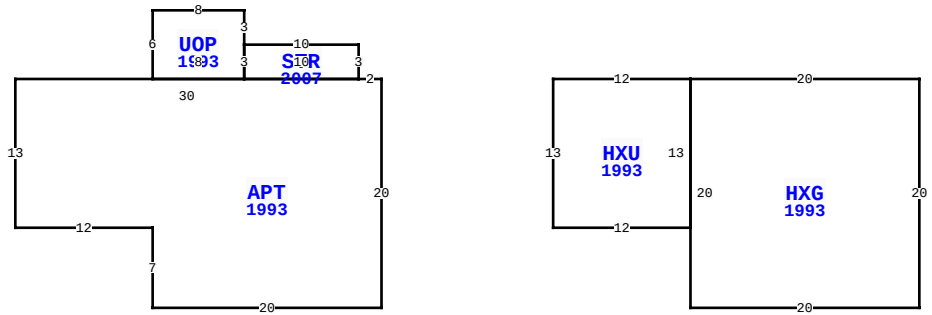
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	556	100	1993	556	25,302
HXG	400	55	1993	220	10,011
HXU	156	55	1993	86	3,914
STR	30	10	2007	3	136
UOP	48	20	1993	10	455
TOTALS	1,190			875	39,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	875	104.8572	58.72	51,380	1949	1980	0	0	0	22.50	77.50

2 ACCESORY U 100% - 2026 Heated Area: 556 HX Base Yr 2026



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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 STR=[YR=2007] N3 W10 UOP=[YR=1993] N3 W8 S6 E8 N3 $ S3 E10 $ W30 S13 E12 S7 E20 N20 $ PTR= E15 HXU=[YR=1993] E12 HXG=[YR=1993] E20 S20 W20 N20 $ S13 W12 N13 $ W15 $.

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

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