BLOCK I SUBLOT C OF 7 & PT OF
ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

DOUGHERTY KATHLEEN C & ROBERT C
2211 FLORIDA AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1120-000I-007C

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

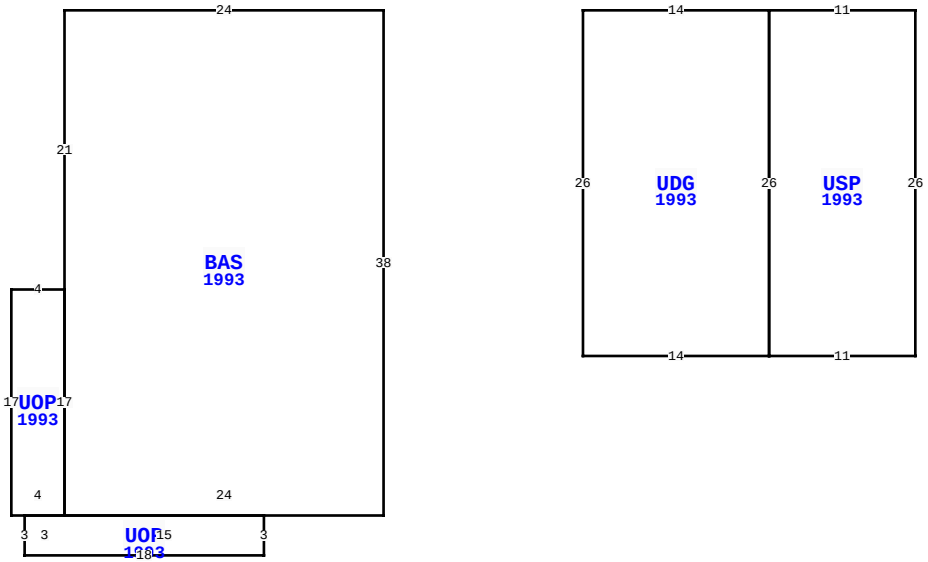
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	63,685
UDG	364	55	1993	200	13,966
UOP	54	20	1993	11	768
UOP	68	20	1993	14	978
USP	286	30	1993	86	6,005
TOTALS	1,684			1,223	85,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	94.0000	98.70	120,710	1950	1970	0	0	0	29.25	70.75

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



2117 FLORIDA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,402
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,000
TOTAL MARKET VALUE	246,402
SOH/AGL Deduction	36,711
ASSESSED VALUE	209,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,691
TOTAL JUST VALUE	246,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1956/0136	12/30/2014	SW	Q	I	01	100,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: DOUGHERTY KATHLEEN						
1956/0075	12/19/2014	WD	U	I	11	100
GRANTOR: KYLES ESSENCE						
GRANTEE: FREEDOM REI LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S21 UOP=[YR=1993] W4 S17 E4 N17$ S17
UOP=[YR=1993] W3 S3 E18 N3 W15$ E24 N38$ PTR= E15
UDG=[YR=1993] E14 USP=[YR=1993] E11 S26 W11 N26$ S26 W14 N26$
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

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	000100	C	RES	0		R-1	50.00	147.00	50.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	161,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 07/09/2026 BY SYS