BLOCK I LOT SUB E F OF 8 & PT
OF ABDN ALLEY PT OR 741/481
ORDINANCE #95-17

MACIS FREDY A VALLE/KLINE YVONNE H
2121 FLORIDA AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1120-000I-008E

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

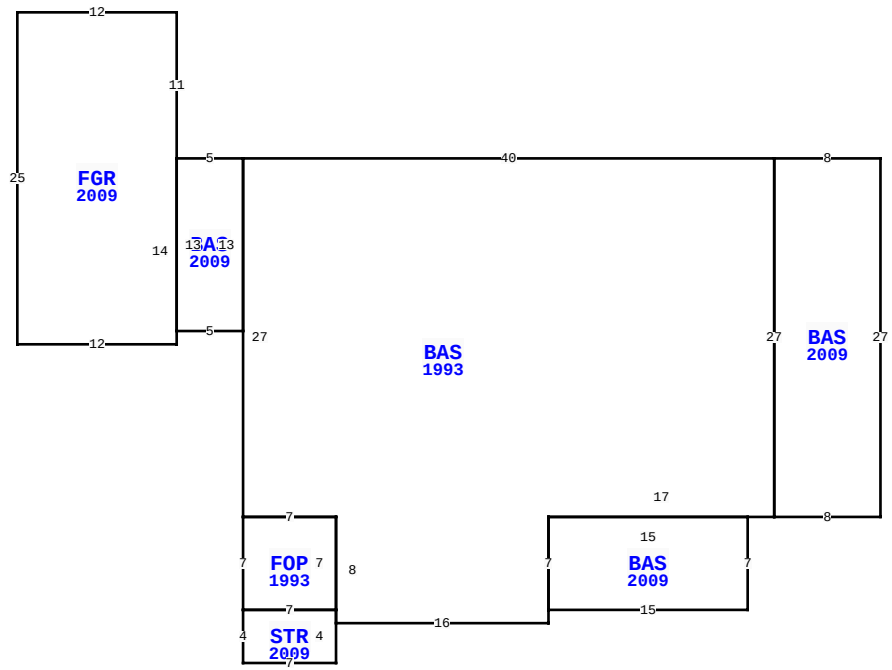
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	111,320
BAS	65	100	2009	65	5,990
BAS	105	100	2009	105	9,676
BAS	216	100	2009	216	19,905
FGR	300	55	2009	165	15,205
FOP	49	30	1993	15	1,382
STR	28	10	2009	3	277
TOTALS	1,971			1,777	163,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	118.6000	124.53	221,290	1940	1973	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2023 Heated Area: 1594 HX Base Yr 2023



2121 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		163,755
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		288,400
TOTAL MARKET VALUE		452,855
SOH/AGL Deduction		21,668
ASSESSED VALUE		431,187
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,776
TOTAL JUST VALUE		452,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181842	REMODEL	12,000	05/30/2018
20091676	XFOB	1,000	12/09/2009
20091525	REPAIR/RRF	3,000	11/05/2009
20091192	ADDITION	96,247	09/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1866	12/29/2022	WD	Q	I	01	500,000
GRANTOR: HERRING CYNTHIA K TRU						
GRANTEE: MACIS FREDY A VALLE						
1561/0529	4/16/2008	QC	Q	I	01	100
GRANTOR: HERRING CYNTHIA K						
GRANTEE: HERRING CYNTHIA K T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8 BAS=[YR=1993] W40 BAS=[YR=2009]
W5FGR=[YR=2009] N11W12S25E12 N14$S13E5N13$S27 FOP=[YR=1993]
S7 STR=[YR=2009] S4E7N4W7$E7 N7W7$E7S8 E16N1 BAS=[YR=2009]
E15N7 W15S7$N7 E17N27$ S27E8N27$. W28 S10 E28N10$E65$.

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	1940	1940	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	103.00	147.00	103.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	288,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 288,400 Market: 0 Agricultural: 0 Common: 288,400 PRINTED 07/09/2026 BY SYS