UNIT 202
IN OR 2189/1533
FERNANDINA CAY CONDO

OSBORN CATHLEEN M
2811 ATLANTIC AV 202
FERNANDINA BEACH, FL 32034

2026

00-00-31-125C-0202-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1252300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lum	OCEANVIEW	OCEANVIEW 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	BALCONY	BALCONY 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,912			1,912	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,912				2004	2004	100	100	0		

1 CONDO 100% - 2026 HX Base Yr 2026

2811 ATLANTIC AV 202, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		722,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		722,000
SOH/AGL Deduction		0
ASSESSED VALUE		722,000
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		670,589
TOTAL JUST VALUE		722,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1533	3/28/2018	WD	Q	I	02	500,000
GRANTOR: BISSINGER MICHAEL T &						
GRANTEE: OSBORN CATHLEEN M						
1380/0963	1/10/2006	WD	Q	I		679,000
GRANTOR: DICKINSON WILLIAM & B						
GRANTEE: BISSINGER MICHAEL T						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS