

BUTTINELLI
2321 SUSSEX LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0005-0210

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70

12 CEDAR 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

02 DIST FB 100

00 NONE 100

06 Quality Level 06

0100 SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1046.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS1,76010019931,760253,135

FGR38055199320930,060

FOP43019931144

USP162301993497,048

TOTALS2,3062,019290,386

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYBECONEFNTNORM% COND

0900012,019121.4906168.87340,949198819950014.8385.17

1 SNGL FAM 100% - 2016Heated Area: 1760HX Base Yr 2016

USP1993BAS1993FGR1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/01/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE290,386

TOTAL MARKET OB/XF VALUE288

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE470,674

SOH/AGL Deduction231,085

ASSESSED VALUE239,589

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE188,178

TOTAL JUST VALUE470,674

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE459,911

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / I / RSN CD SALE PRICE

9999/99998/21/2015CN U I 11100

GRANTOR: BUTTINELLI

GRANTEE: BUTTINELLI

9999/99997/14/2015CN Q I 02216,000

GRANTOR: PORTER JOHN CALHOUN I

GRANTEE: BUTTINELLI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N9 W18 S9 E18\$ W34S40 E15
FOP=[YR=1993] E2 N2 W2 S2\$ N2 E6 D2 R2 E8 U2 R2 E2
FGR=[YR=1993] S2 E19 N20 W19 S18\$ N18 E19 N20\$.

LAND DESCRIPTION

TOTAL OB/XF288

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100R-10.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS