BLOCK 23 LOTS 17 18 19 &
LOTS 1 THRU 8
IN OR 267/283 & OR 956/845 &

BRAY JULIA D
2800 KISSIMMEE AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1680-0023-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

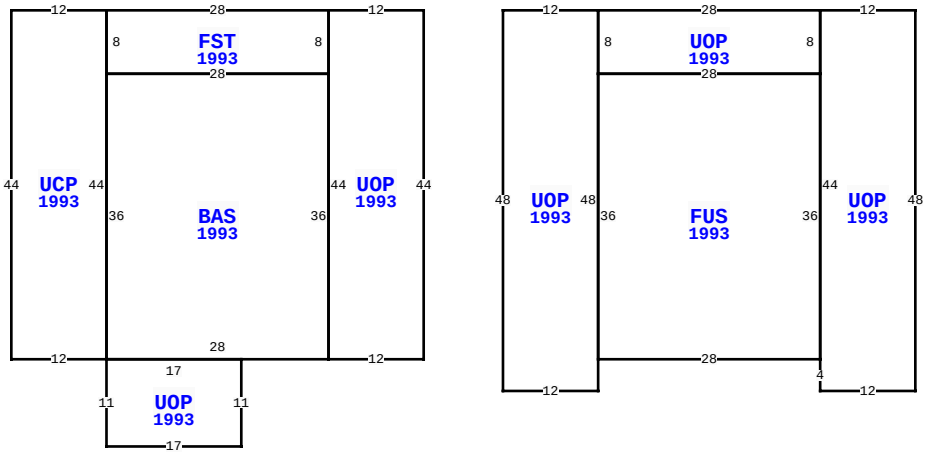
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	71,602
FST	224	55	1993	123	8,737
FUS	1,008	100	1993	1,008	71,602
UCP	528	20	1993	106	7,530
UOP	187	20	1993	37	2,628
UOP	224	20	1993	45	3,196
UOP	528	20	1993	106	7,530
UOP	576	20	1993	115	8,169
UOP	576	20	1993	115	8,169
TOTALS	4,859			2,663	189,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	85.5000	89.78	239,084	1979	1979	0	0	0	20.88	79.12

1 SINGLE FAM 100% - 2018 Heated Area: 2016 HX Base Yr



2800 KISSIMMEE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,163
TOTAL MARKET OB/XF VALUE		2,773
TOTAL LAND VALUE - MARKET		981,000
TOTAL MARKET VALUE		1,172,936
SOH/AGL Deduction		209,556
ASSESSED VALUE		963,380
TOTAL EXEMPTION VALUE	13	963,380
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,172,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,165,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 FST=[YR=1993] W28 UCP=[YR=1993] W12 S44E12 UOP=[YR=1993] S11 E17 N11 W17 $ BAS=[YR=1993] E28 N36 W28 S36 $ N44 $ S8 E28 N8 $ S44 E12 N44 $ PTR= E10UOP=[YR=1993] E12 UOP=[YR=1993] E28 UOP=[YR=1993] E12 S48W12 N4 FUS=[YR=1993] W28 N36 E28 S36 $ N44 $ S8 W28 N8 $ S48 W12 N48 $ W10 $.

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	1979	1979	3	40	1,400	
3	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	100	1998	1998	3	20	1,373	

LAND DESCRIPTION

TOTAL OB/XF 2,773

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	75.00	100.00	75.00	FF		1.00	1.00	0.90	6,000.00	5,400.00	405,000							
2	000100	C	RES	100		R-1	200.00	100.00	200.00	FF		1.00	1.00	0.48	6,000.00	2,880.00	576,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 981,000 Market: 0 Agricultural: 0 Common: 981,000 PRINTED 07/09/2026 BY SYS