BLOCK 270 LOT 5
CITY OF FDNA BEACH

FLOURNOY JAMES & ALISON A L/E/
120 S 2ND STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0270-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

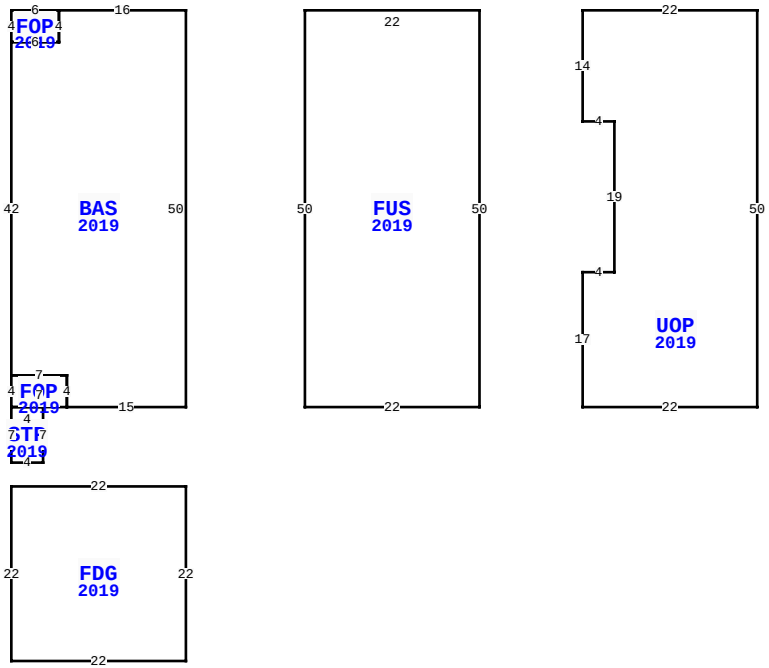
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	2019	1,048	290,255
FDG	484	60	2019	290	80,319
FOP	24	30	2019	7	1,939
FOP	28	30	2019	8	2,215
FUS	1,100	100	2019	1,100	304,657
STP	28	10	2019	3	831
UOP	1,024	20	2019	205	56,777
TOTALS	3,736			2,661	736,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,661	322.0628	338.17	899,870	2019	2019	15	0	0	3.10	81.90

1 TOWNHOUSE 100% - 2022 Heated Area: 2148 HX Base Yr 2022



120 S 2ND ST, 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		736,994
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		156,250
TOTAL MARKET VALUE		903,444
SOH/AGL Deduction		235,098
ASSESSED VALUE		668,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		616,935
TOTAL JUST VALUE		903,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,003,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181982	GARAGE	23,135	06/12/2018
20181980	NEW CONSTR	283,531	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/721	11/01/2024	WD	U	I	11	100
GRANTOR: FLOURNOY JAMES & ALIS						
GRANTEE: FLOURNOY JAMES BROO						
2304/1881	9/12/2019	SW	Q	I	01	672,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FLOURNOY JAMES & AL						

BUILDING NOTES

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
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2019		100	10,200	

BUILDING DIMENSIONS

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FUS=[YR=2019;ORIG=15,0] E22 S50 W22 N50 $
BAS=[YR=2019;ORIG=0,0] W16 S4 W6 S42 E7 S4 E15 N50 $
UOP=[YR=2019;ORIG=50,0] E22 S50 W22 N17 E4 N19 W4 N14 $
FDG=[YR=2019;ORIG=0,60] W22 S22 E22 N22 $
FOP=[YR=2019;ORIG=-22,46] S4 E7 N4 W7 $
STP=[YR=2019;ORIG=-22,50] S7 E4 N7 W4 $
FOP=[YR=2019;ORIG=-16,0] W6 S4 E6 N4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] E50 W50 $
PTR=[ORIG=0,0] S60 N60 $
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LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0006	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	50.00	50.00	156,250							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 156,250 Market: 0 Agricultural: 0 Common: 156,250 PRINTED 07/09/2026 BY SYS