

BLOCK B LOTS 1 2
IN OR 1122/1014
ABOLISH ALLEY IN OR 734/105

CARTER SIMON J & SAMANTHA T
2022 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-100A-000B-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	3
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	202,652
FGR	552	55	304	30,199
FOP	21	30	6	596
FOP	360	30	108	10,729
FST	171	55	94	9,338
UDG	500	55	275	27,318

TOTALS 3,644 2,827 280,833

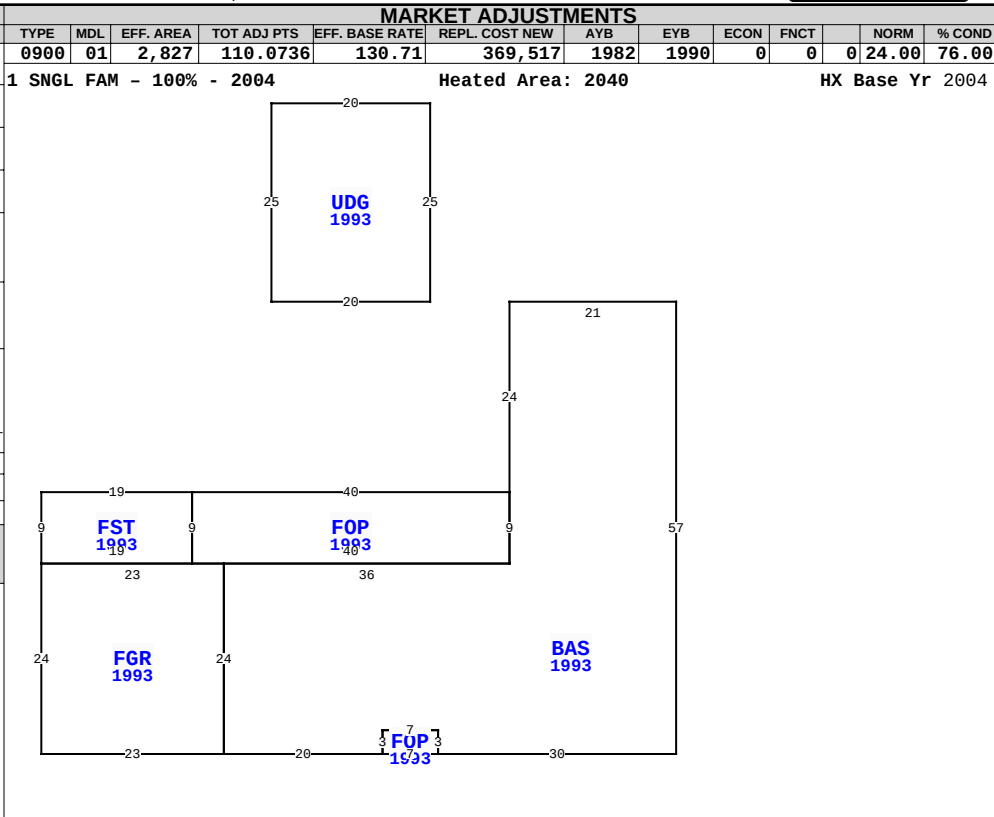
EXTRA FEATURES

L N	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	1982	1982	3	54	1,890
2	0812	CONCRETE C	0	100	0	0	1,110.00	SF	4.00	4.00	100	1982	1982	3	41	1,820
3	0850	PEBBLE WLK	0	100	0	0	156.00	SF	3.50	3.50	100	1982	1982	3	41	224
4	0850	PEBBLE WLK	0	100	0	0	276.00	SF	3.50	3.50	100	1982	1982	3	41	396

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			100.00	157.00	100.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	278,400							

REVIEW DATE 07/13/2020 BY DJA



2022 ATLANTIC AVE, FERNANDINA BEACH

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

TOTAL OB/XF 4,330

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			100.00	157.00	100.00	FF	1	1.16	1.00	1.16	2,400.00	2,784.00	278,400							

Total Acres: 0.00 Total Land Value: 278,400 Market: 0 Agricultural: 0 Common: 278,400

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		280,833
TOTAL MARKET OB/XF VALUE		4,330
TOTAL LAND VALUE - MARKET		278,400
TOTAL MARKET VALUE		563,563
SOH/AGL Deduction		327,078
ASSESSED VALUE		236,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,485
TOTAL JUST VALUE		563,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100922	H/AC	5,000	06/04/2010
20032957	REPAIR/RRF	6,000	04/21/2003
20011342	REPAIR/RRF	2,000	06/11/2001
2869B	XFOB	5,000	06/01/1984
1726B	NEW CONSTR	80,000	01/01/1982

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1122/1014	3/18/2003	WD	Q	I		245,000
GRANTOR: TAYLOR MARY V						
GRANTEE: CARTER SIMON J & SA						
0990/1702	6/08/2001	WD	Q	I		230,000
GRANTOR: COLSON FRANCES P TRUS						
GRANTEE: TAYLOR MARY V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S24 FOP=[YR=1993] W40 FST=[YR=1993] W19 S9
FGR=[YR=1993] S24 E23 N24 W23\$ E19 N9\$ S9 E40 N9\$ S9 W36 S24
E20 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E30 N57\$ PTR= W31
UDG=[YR=1993] N25 W20 S25 E20\$ E 31\$.

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