BLOCK C E45 FT OF LOT 3 &
W30 FT OF LOT 1 BLOCK C
SABLE & ROTHCHILD SUB

COBB JOHN R & DIANE M
1823 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1060-000C-0031**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

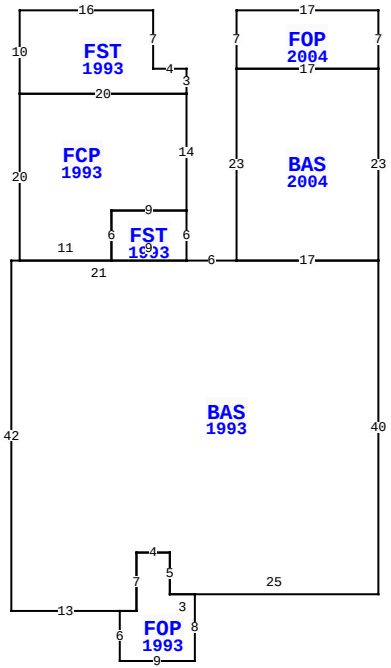
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1012.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,770 | 100 | 1,770 | 166,038 |
| BAS | 391 | 100 | 391 | 36,679 |
| FCP | 346 | 25 | 86 | 8,068 |
| FOP | 88 | 30 | 26 | 2,439 |
| FOP | 119 | 30 | 36 | 3,377 |
| FST | 54 | 55 | 30 | 2,814 |
| FST | 172 | 55 | 95 | 8,912 |
| TOTALS | 2,940 | | 2,434 | 228,326 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,434 | 129.6540 | 117.01 | 284,802 | 1987 | 1995 | 0 | 0 | 0 | 19.83 | 80.17 |

1 SINGLE FAM – 100% - 2017 Heated Area: 2161 HX Base Yr 2017




1823 ATLANTIC AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 228,326 |
| TOTAL MARKET OB/XF VALUE | | 18,110 |
| TOTAL LAND VALUE - MARKET | | 207,000 |
| TOTAL MARKET VALUE | | 453,436 |
| SOH/AGL Deduction | | 344,202 |
| ASSESSED VALUE | | 109,234 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 59,234 |
| TOTAL JUST VALUE | | 453,436 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 387,361 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010041 | ADDITION | 20,000 | 01/16/2001 |
| BP4163 | N/A | 75,000 | 02/11/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1451/0139 | 10/10/2006 | WD | Q | I | | 525,000 |
| GRANTOR: COPT TERI | | | | | | |
| GRANTEE: COBB JOHN R & DIANE | | | | | | |
| 0915/1595 | 1/18/2000 | WD | U | I | | 217,000 |
| GRANTOR: TAYLOR MARY V | | | | | | |
| GRANTEE: COPT TERI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2004] W17 S7 BAS=[YR=2004] S23 BAS=[YR=1993] W6 FST=[YR=1993] N6 FCP=[YR=1993] N14 FST=[YR=1993] N3 W4 N7 W16 S10 E20 $ W20 S20 E11 N6 E9 $ W9 S6 E9 $ W21 S42 E13 FOP=[YR=1993] S6 E9 N8 W3 N5 W4 S7 W2 $ E2 N7 E4 S5 E25 N40 W17 $ E17 N23 W17 $ E17 N7 $.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 64 | 1,280 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 15 | 4 | 60.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 54.5 | 213 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,875.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 54.5 | 6,642 | |
| 4 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | 1.00 | UT | 15,000.00 | 15,000.00 | 100 | 1987 | 1987 | 3 | 20 | 3,000 | |
| 6 | 0825 | BRICK | 0 | 100 | 100 | 3 | 300.00 | SF | 6.25 | 6.25 | 100 | 2001 | 2001 | 3 | 95 | 1,781 | |
| 7 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 8 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 2.00 | UT | 250.00 | 250.00 | 100 | 2001 | 2001 | 3 | 82 | 410 | |
| 9 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 470.00 | UT | 11.50 | 11.50 | 100 | 2001 | 2001 | 3 | 30 | 1,622 | |
| 11 | 1076 | TRELLIS A | 0 | 100 | 10 | 14 | 140.00 | SF | 3.75 | 3.75 | 100 | 2001 | 2001 | 3 | 29 | 152 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,110

| 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 | SFR | 100 | 0003 | R-1 | 75.00 | 152.00 | 75.00 | FF | | 1.00 | 1.00 | 1.15 | 2,400.00 | 2,760.00 | 207,000 | | | | | | | |

REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 207,000 Market: 0 Agricultural: 0 Common: 207,000 PRINTED 08/02/2023 BY SYS