



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories		1. 1. 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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,188	100	3,188	395,129
FGR	574	55	316	39,166
FOP	24	30	7	867
FOP	520	30	156	19,335
FST	130	55	72	8,924
PTO	240	5	12	1,487
PTO	350	5	18	2,231
STP	66	10	7	867

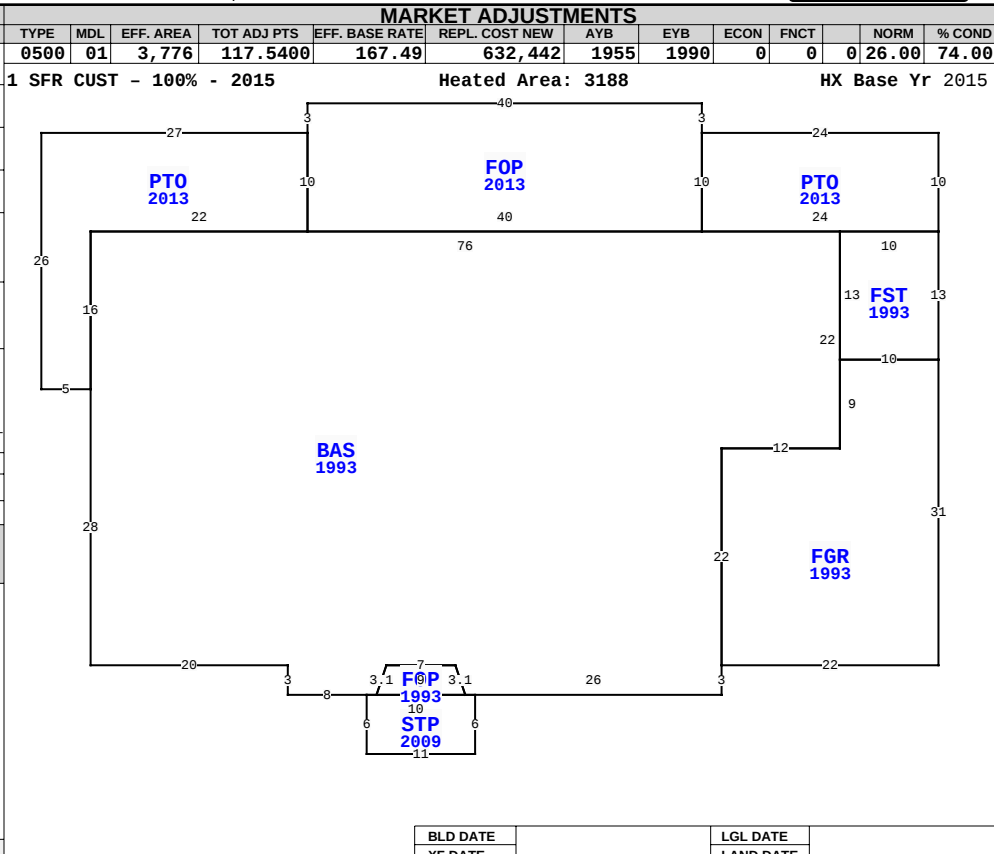
TOTALS	5,092		3,776	468,007
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50	6.50	100	1956	1956	3	20	881	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805	
3	0825	BRICK	0	100	0	0	640.00	SF	6.25	6.25	100	1960	1960	3	39.8	1,592	
4	0861	POOL GUNIT	0	100	37	15	555.00	SF	85.00	85.00	100	1990	1990	3	20	9,435	
5	0845	KOOL DECK	0	100	0	0	833.00	SF	7.25	7.25	100	1990	1990	3	62	3,744	
6	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	2013	2013	3	95	2,686	
7	0462	ST/AL FNC	0	100	0	0	100.00	SF	10.00	10.00	100	2013	2013	3	75	750	
8	0825	BRICK	0	100	258	1	258.00	SF	12.50	12.50	100	2013	2013	3	98	3,161	
9	0825	BRICK	0	100	21	1	21.00	SF	12.50	12.50	100	2013	2013	3	98	257	

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			137.00	181.00	137.00	FF	1	1.20	1.00	0.90	2,400.00	2,160.00	295,920							



1702 ATLANTIC AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				468,007				
TOTAL MARKET OB/XF VALUE				23,311				
TOTAL LAND VALUE - MARKET				295,920				
TOTAL MARKET VALUE				787,238				
SOH/AGL Deduction				443,515				
ASSESSED VALUE				343,723				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				293,723				
TOTAL JUST VALUE				787,238				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				637,087				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20131709		REMODEL		5,300		07/22/2013		
20131639		ADDITION		10,000		07/12/2013		
20131562		REPAIR/RRF		200,000		07/05/2013		
20131565		REPAIR/RRF		14,500		07/05/2013		
20131102		DEMOKITCH		3,000		05/17/2013		
5806B		SWIM POOL		9,000		02/19/1990		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0011		5/08/2013		WD	Q	I	02	225,000
GRANTOR: LANNON JENEAN								
GRANTEE: PAGE DAVID P JR & K								
0717/0182		10/28/1994		PR	U	I	01	100
GRANTOR: LANNON JENEAN P/R/LAN								
GRANTEE: LANNON JENEAN								
BUILDING NOTES								
BUILDING DIMENSIONS								
PTO=[YR=2013] W24 FOP=[YR=2013] N3 W40 S3 PTO=[YR=2013] W27 S26 E5 BAS=[YR=1993] S28 E20 S3 E8 STP=[YR=2009] S6E11N6 W1 FOP=[YR=1993] U3 L1 W7 L1 D3 E9\$W10\$ E1 U3 R1 E7 D3 R1 E26N3FGR=[YR=1993] E22N31 FST=[YR=1993] N13 W10 S13 E10 \$ W10S9 W12 S22\$ N22 E12 N22 W76 S16\$ N16 E22 N10\$ S10 E40 N10\$ S10 E24 N10\$.								