

LOT 1
 (EX PT IN R/W OR 216/434)
 R/P OF OUTLOT 44 S/D DBK A6/32

YOKLEY JOHN I II/ZIMMERMAN BARBARA J
 1607 ATLANTIC AVE
 FERNANDINA BEACH, FL 32034

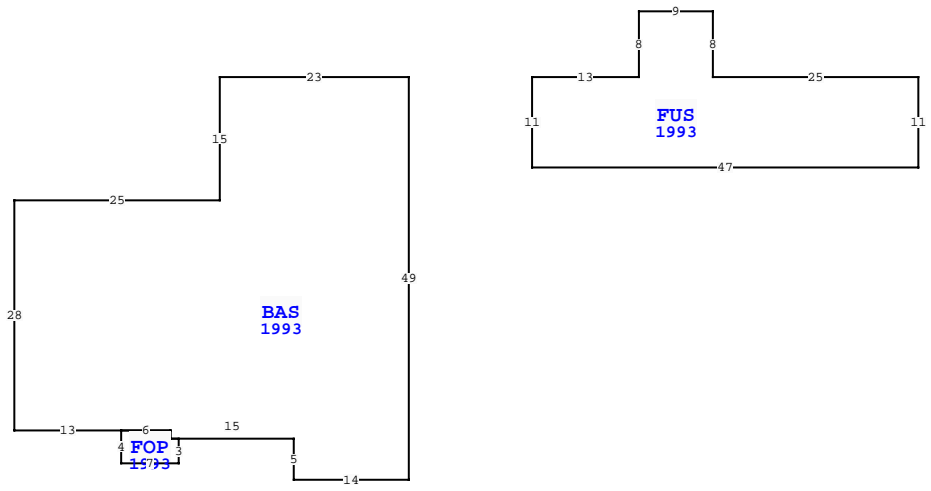
2023

00-00-31-1600-0044-0010



| ELEMENT | | CD | CONSTRUCTION | |
|------------------|------------------|-------------|---------------|----------------------|
| Exterior Wall | 10 | | ABOVE AVG | 100 |
| Roof Structur | 03 | | GABLE/HIP | 100 |
| Roof Cover | 03 | | COMP SHNGL | 100 |
| Interior Wall | 03 | | PLASTER | 100 |
| Interior Floor | 12 | | HARDWOOD | 80 |
| Interior Floor | 14 | | CARPET | 20 |
| Air Condition | 03 | | CENTRAL | 100 |
| Heating Type | 04 | | AIR DUCTED | 100 |
| Bedrooms | | | 4 | 100 |
| Bathrooms | | | 3 | 100 |
| Frame | 02 | | WOOD FRAME | 100 |
| Stories | 1.5 | | 1.5 | 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 | 1,788 | 100 | 1,788 | 217,286 |
| FOP | 27 | 30 | 8 | 972 |
| FUS | 589 | 100 | 589 | 71,578 |
| TOTALS | 2,404 | | 2,385 | 289,836 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|----------|-----------|-------------------|----------------|----------------|-----|-----------------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SNGL FAM | - 100% | - 2022 | | | | | | | | | |
| | | | Heated Area: 2377 | | | | HX Base Yr 2022 | | | | | |



| VALUATION SUMMARY | | PAGE 1 of 2 | |
|---------------------------|--------------|-------------|----------|
| VALUATION BY | Tax Group: 2 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | | | 309,869 |
| TOTAL MARKET OB/XF VALUE | | | 7,201 |
| TOTAL LAND VALUE - MARKET | | | 208,488 |
| TOTAL MARKET VALUE | | | 525,558 |
| SOH/AGL Deduction | | | 57,788 |
| ASSESSED VALUE | | | 467,770 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 417,770 |
| TOTAL JUST VALUE | | | 525,558 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 454,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 20222569 | FOP & LAUNDRY RM | 35,000 | 01/11/2023 |
| 20160599 | GARAGE | 34,275 | 03/04/2016 |
| 20141830 | 175'ALUM | 0 | 08/20/2014 |
| 20101566 | REPAIR/RRF | 1,800 | 09/14/2010 |
| 20090851 | H/AC | 3,500 | 07/01/2009 |
| 972264 | REPAIR/RRF | 1,200 | 11/14/1997 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2625/0527 | 3/14/2023 | LE U | | I | 11 | 100 |
| GRANTOR: YOKLEY JOHN I II & | | | | | | |
| GRANTEE: GUILLORY ADAM | | | | | | |
| 2300/1469 | 8/26/2019 | WD Q | | I | 01 | 431,500 |
| GRANTOR: ROBINSON ALLEN L & JE | | | | | | |
| GRANTEE: YOKLEY JOHN I II & | | | | | | |

| 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 | | | 590.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 767 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 594.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 772 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 323.00 | SF | 6.50 | 6.50 | 100 | 1952 | 1952 | 3 | 20 | 420 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | | | 672.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 78 | 5,242 | |

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

1607 ATLANTIC AVE, FERNANDINA BEACH

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1993] W23 S15 W25 S28 E13 FOP=[YR=1993] S4 E7 N3 W1 N1 W6 \$ E6 S1 E15 S5 E14 N49\$PTR= E15 FUS=[YR=1993] E13 N8 E9 S8 E25 S11 W47 N11 \$ W15 \$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | | R-1A | 73.00 | 162.00 | 73.00 | FF | | 1.00 | 1.00 | 1.19 | 2,400.00 | 2,856.00 | 208,488 | | | | | | | | |

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 (EX PT IN R/W OR 216/434)
 R/P OF OUTLOT 44 S/D DBK A6/32

YOKLEY JOHN I II/ZIMMERMAN BARBARA J
 1607 ATLANTIC AVE
 FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0044-0010

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 07 | NONE | 100 |
| Interior Floo | 03 | CONC FINSH | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Bedrooms | | 0 | 100 |
| Bathrooms | | 0 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Quality | 05 | Quality Level | 05 |
| 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 |
| BAS | 768 | 100 | 768 |
| | | | 20,033 |
| TOTALS | 768 | | 768 |
| | | | 20,033 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----|-----------|------------------|----------------|----------------|-----|-----------------|------|------|------|--------|--|----------|--|----------|--|---------|--|-----------|--|----------|--|---------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 GARAGE RES - 100% - 2022 | | | Heated Area: 768 | | | | HX Base Yr 2022 | | | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 32 32 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS 2016</p> </div> </div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> | | | | | | | | | | | | | BLD DATE | | LGL DATE | | XF DATE | | LAND DATE | | INC DATE | | AG DATE | |
| BLD DATE | | LGL DATE | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 2 of 2 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 309,869 |
| TOTAL MARKET OB/XF VALUE | | | 7,201 |
| TOTAL LAND VALUE - MARKET | | | 208,488 |
| TOTAL MARKET VALUE | | | 525,558 |
| SOH/AGL Deduction | | | 57,788 |
| ASSESSED VALUE | | | 467,770 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 417,770 |
| TOTAL JUST VALUE | | | 525,558 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 454,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B9294 | REMODEL | 12,000 | 09/13/1995 |
| BP4365 | N/A | 3,000 | 06/19/1987 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2625/0527 | 3/14/2023 | LE | U | I | 11 | 100 |
| GRANTOR: YOKLEY JOHN I II & | | | | | | |
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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 | | | | | | | |
| 1607 ATLANTIC AVE, FERNANDINA BEACH | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W32 S24 E32 N24\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |