E101 FT OF N183 OF 142
IN OR 1947/655
OUT LOTS

WOLKE JOSEPH HERMANN MEINDERT/WOLKE-BRONSWIJK MARJ
1520 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0142-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	05	Quality Level 05

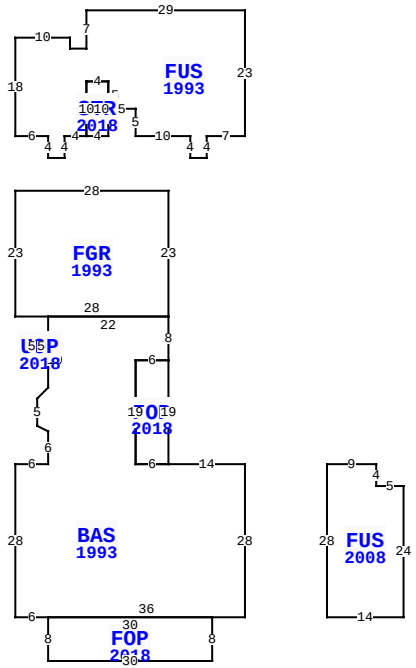
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	225,117
FGR	644	55	354	47,748
FOP	114	30	34	4,586
FOP	240	30	72	9,712
FUS	854	100	854	115,189
FUS	372	100	372	50,176
STR	40	10	4	539
UOP	15	20	3	405
TOTALS	3,948		3,362	453,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,362	123.4640	146.61	492,903	1971	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2019 Heated Area: 2895 HX Base Yr 2019



1520 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	02/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		453,471
TOTAL MARKET OB/XF VALUE		42,293
TOTAL LAND VALUE - MARKET		278,760
TOTAL MARKET VALUE		774,524
SOH/AGL Deduction		275,474
ASSESSED VALUE		499,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		449,050
TOTAL JUST VALUE		774,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190119	SCRNROOM	0	02/05/2019
20181409	REMODEL	300,000	04/25/2018
20081117	REPAIR/RRF	26,000	07/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	11/12/2014	MS	Q	I	01	425,000
GRANTOR:						
GRANTEE:						
1947/0655	11/12/2014	WD	U	I	16	212,500
GRANTOR: OLIVER WILLIAM LEE						
GRANTEE: WOLKE JOSEPH HERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2018] N19 W6 S19 E6$ W6 N19 E6 N8 FGR=[YR=1993] N23 W28 S23 E28$ W22 S3 UOP=[YR=2018] W3 S5 E3 N5$ S10 D2 L2 S5 D1 R2 S6 W6 S28 E6FOP=[YR=2018] S8 E30 N8 W30$ E36 N28$ PTR= N60 FUS=[YR=1993] N23W29 S7 W3 N2 W10 S18 E6 S4 E3 N4 E4 STR=[YR=2018] E4 N10 W4 S10$ N10 E4 S5 E5 S5 E10 S4 E3 N4 E7 $ S60$ PTR= E15 FUS=[YR=2008] E9S4 E5 S24W14 N28 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
3	0911	SCRN RM A	0	100	14	19	266.00	SF	17.50	17.50	100	2018	2018	3	86	4,003	
4	0825	BRICK	0	100	0	0	990.00	SF	12.50	12.50	100	1980	1980	3	75	9,281	
5	0855	CONC PAVER	0	100	0	0	1,696.00	SF	10.00	10.00	100	2018	2018	3	98	16,621	
6	0855	CONC PAVER	0	100	0	0	807.00	SF	10.00	10.00	100	2018	2018	3	98	7,909	
7	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2018	2018	3	98	2,499	

LAND DESCRIPTION

TOTAL OB/XF 42,293

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		101.00	150.00	101.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	278,760							

REVIEW DATE 04/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 278,760 Market: 0 Agricultural: 0 Common: 278,760 PRINTED 08/02/2023 BY SYS