

W101 FT OF 202 FT OF N183 FT
OF LOT 142 OR 1571/1658
OUT LOTS

BRYAN AMY E LVG TRUST/BRYAN AMY E TRUSTEE
1512 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0142-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	158,577
BAS	648	100	648	64,750
FGR	484	55	266	26,580
FOP	18	30	5	499
PTO	48	5	2	200
PTO	127	5	6	600
STP	72	10	7	699
UOP	182	20	36	3,597
UUS	600	50	300	29,977

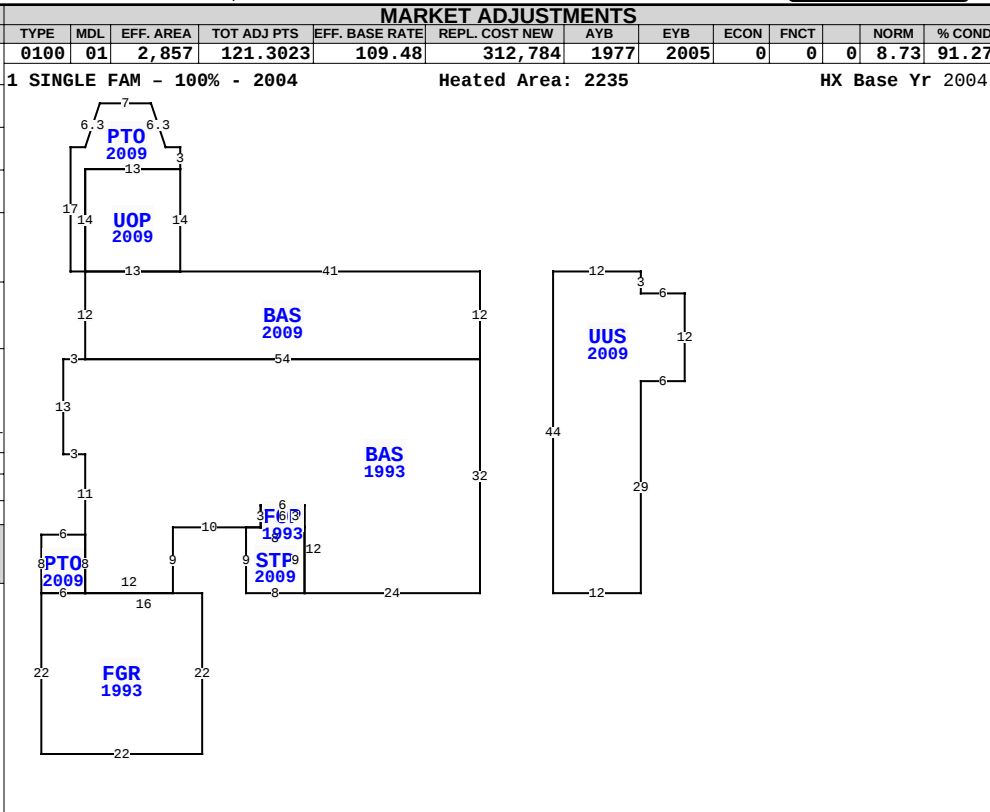
TOTALS	3,766		2,857	285,478
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1977	1977	3	42	1,470
2	0810	CONCRETE A	0	100	22	14		308.00	SF 6.50	6.50	100	1977	1977	3	29	581
4	0855	CONC PAVER	0	100	0	0		2,337.00	SF 10.00	10.00	100	2008	2008	3	90	21,033
5	1130	REINFR	6	0	100	76	3	228.00	SF 5.75	5.75	100	2009	2009	3	98	1,285
6	1130	REINFR	6	0	100	30	2	60.00	SF 5.75	5.75	100	2009	2009	3	98	338

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	0003		100.00	150.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000							



BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1512 ATLANTIC AV, FERNANDINA BEACH

TOTAL OB/XF																24,707									
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		285,478	
TOTAL MARKET OB/XF VALUE		24,707	
TOTAL LAND VALUE - MARKET		276,000	
TOTAL MARKET VALUE		586,185	
SOH/AGL Deduction		275,687	
ASSESSED VALUE		310,498	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		260,498	
TOTAL JUST VALUE		586,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		498,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090065	GAS	1,295	01/16/2009
20090009	H/AC	10,995	01/05/2009
20081758	ELEC OTHER	2,000	12/02/2008
20081723	REMODEL	0	11/20/2008
20081687	REMODEL	300,000	11/14/2008
20081661	DEMOLITION	3,000	11/05/2008

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD
1571/1658	6/16/2008	WD U	I	01
GRANTOR: BRYAN AMY				
GRANTEE: BRYAN ANY E TRUSTEE				
1198/0912	12/30/2003	WD Q	I	
GRANTOR: CHAPIN CAROL B				
GRANTEE: BRYAN AMY E				

BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2009] W41 UOP=[YR=2009] N14 PTO=[YR=2009] N3 W2 L2 U6 W7 L2 D6 W2 S17E2N14E13\$W13S14 E13\$W13S12 BAS=[YR=1993] W3 S13E3S11 PTO=[YR=2009] W6 S8E6N8\$ S8FGR=[YR=1993] W6S22E22N22 W16\$ E12N9E10 STP=[YR=2009] S9E8N9W8 \$ E2 FOP=[YR=1993] E6N3W6S3\$ N3E6S12 E24N32W54\$ E54N12\$ PTR=E10 UUS=[YR=2009] S44E12N29E6N12W6N3W12\$ W10\$.				