

N1/2 OF W 120 FT OF OUTLOT 231
IN OR 1886/505
OUT LOTS

KELLY MICHAEL S & MELISSA TOWNSEND
1902 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0231-0010



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		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	

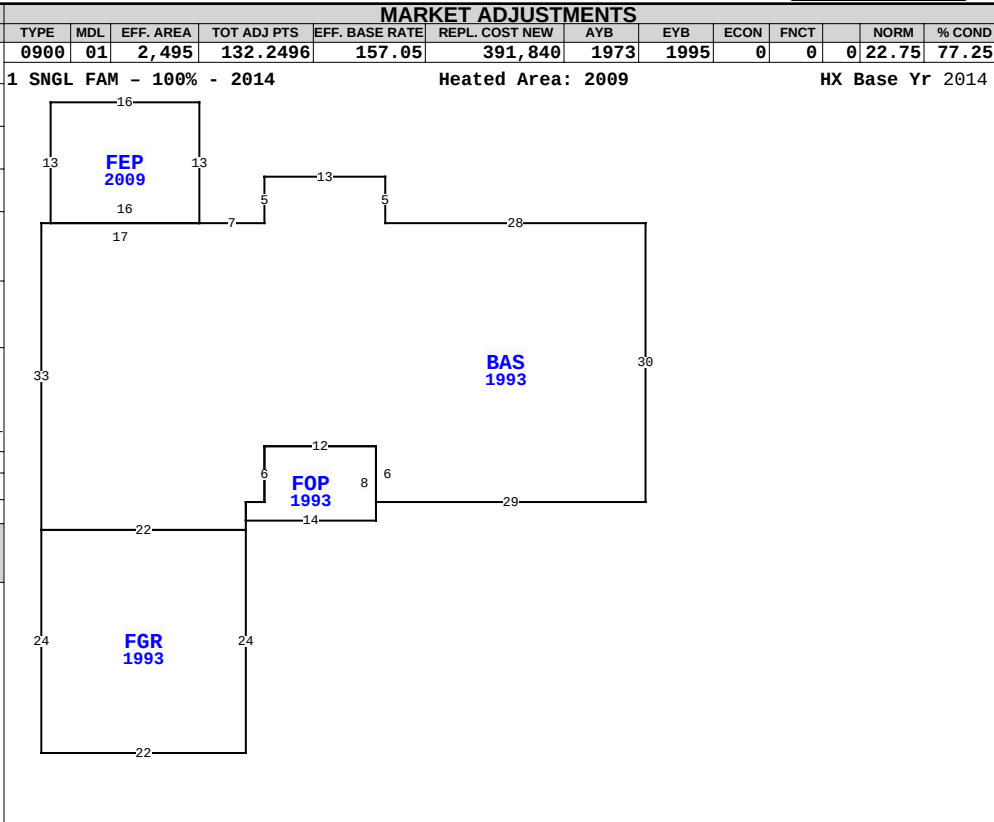
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	243,734
FEP	208	80	166	20,139
FGR	528	55	290	35,184
FOP	100	30	30	3,640

TOTALS	2,845		2,495	302,696
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	
2	0801	ASPHALT A	0	100	0	0	750.00	SF	3.00	3.00	
3	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	90.00	150.00	90.00	FF 1	

REVIEW DATE 01/14/2021 BY TWA



1902 ATLANTIC AVE, FERNANDINA BEACH

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

TOTAL OB/XF												7,238	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	PTH	COND	ADJ	PRICE		PRICE	VA
03	R-1	90.00	150.00	90.00	FF	1	1.15	1.00	1.15	2,400.00		2,760.00	2
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Total Acres: 0.00 Total Land Value: 248,400 Market: 0 Agricultural: 0 Common: 248,400

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										302,696	
TOTAL MARKET OB/XF VALUE										7,238	
TOTAL LAND VALUE - MARKET										248,400	
TOTAL MARKET VALUE										558,334	
SOH/AGL Deduction										249,718	
ASSESSED VALUE										308,616	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										258,616	
TOTAL JUST VALUE										558,334	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										447,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090830	H/AC	10,300	06/29/2009
20033504	REPAIR/RRF	7,000	07/16/2003
8524	XFOB	1,800	08/25/1994
6913	REPAIR/RRF	3,000	02/17/1992
BP 4198	N/A	2,800	06/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1886/0505	10/18/2013	WD	Q	I	02	310,000	
GRANTOR: OLIVER JAMES G TRUSTE							
GRANTEE: KELLY MICHAEL SCOTT							
1600/1867	1/15/2008	WD	U	I	01	100	
GRANTOR: OLIVER JAMES G							
GRANTEE: OLIVER JAMES G TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28N5W13SSW7 FEP=[YR=2009] N13W16S13E16S17S33 FGR=[YR=1993] S24E22N24W22SE22N1 FOP=[YR=1993] E14 N8W12S6W2S2\$N2E2N6E12S6E29N30\$.											