N173 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1912/175

NETTLES LARRY E JR & ELIZABETH
1912 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0231-0030

NASSAU COUNTY PROPERTY

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	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

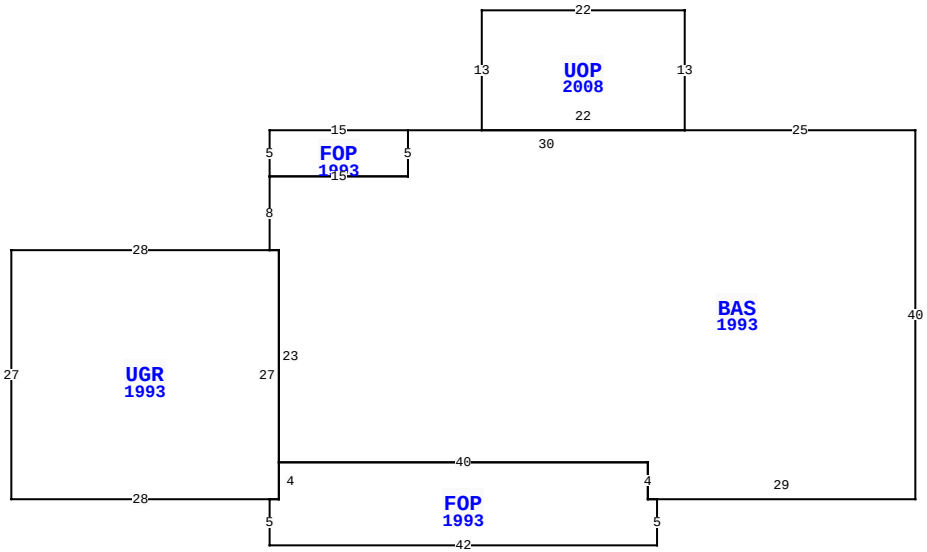
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2,538	266,448
FOP	75	30	22	2,309
FOP	370	30	111	11,653
UGR	783	45	352	36,954
UOP	286	20	57	5,984
TOTALS	4,052		3,080	323,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,080	123.6480	146.83	452,236	1953	1985	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2015 Heated Area: 2538 HX Base Yr 2015



1912 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,349
TOTAL MARKET OB/XF VALUE		9,840
TOTAL LAND VALUE - MARKET		391,986
TOTAL MARKET VALUE		725,175
SOH/AGL Deduction		387,568
ASSESSED VALUE		337,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,607
TOTAL JUST VALUE		725,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222080	ADDITION	0	03/25/2022
20141519	INTREEM	30,000	07/14/2014
20141272	WINDOWS	8,752	06/16/2014
20062118	DEMOLITION	0	09/15/2006
20033222	REPAIR/RRF	6,000	06/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0175	3/28/2014	WD	Q	I	01	334,000
GRANTOR: SHANK WILLIAM R & LIN						
GRANTEE: NETTLES LARRY E JR						
1725/1716	2/09/2011	PR	U	I	19	100
GRANTOR: SHANK WILLIAM R P/R						
GRANTEE: SHANK WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=2008] N13 W22 S13 E22$ W30
FOP=[YR=1993] W15 S5 E15 N5$ S5 W15 S8 UGR=[YR=1993] W28 S27
E28 FOP=[YR=1993] S5 E42 N5 W1 N4 W40 S4 W1$ E1 N27 W1$ E1
S23 E40 S4 E29 N40$.

EXTRA FEATURES

LN	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	2.00	UT	3,500.00	3,500.00	100	1953	1953	3	20	1,400	
2	0825	BRICK	0	100	0	0	505.00	SF	12.50	12.50	100	1980	1980	3	75	4,734	
3	0812	CONCRETE C	0	100	0	0	1,393.00	SF	4.00	4.00	100	1960	1960	3	20	1,114	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2009	2009	3	45	2,592	

LAND DESCRIPTION

TOTAL OB/XF 9,840

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		183.00	173.00	183.00	FF	1	1.19	1.00	0.89	2,400.00	2,142.00	391,986							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 391,986 Market: 0 Agricultural: 0 Common: 391,986 PRINTED 08/02/2023 BY SYS