

LOTS 1 & 2
IN OR 680/1251
REPLAT OF OUT LOT 186 PB 2/53

ROSS SUSAN M
1606 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1620-0001-0000



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	14	CARPET 100
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.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

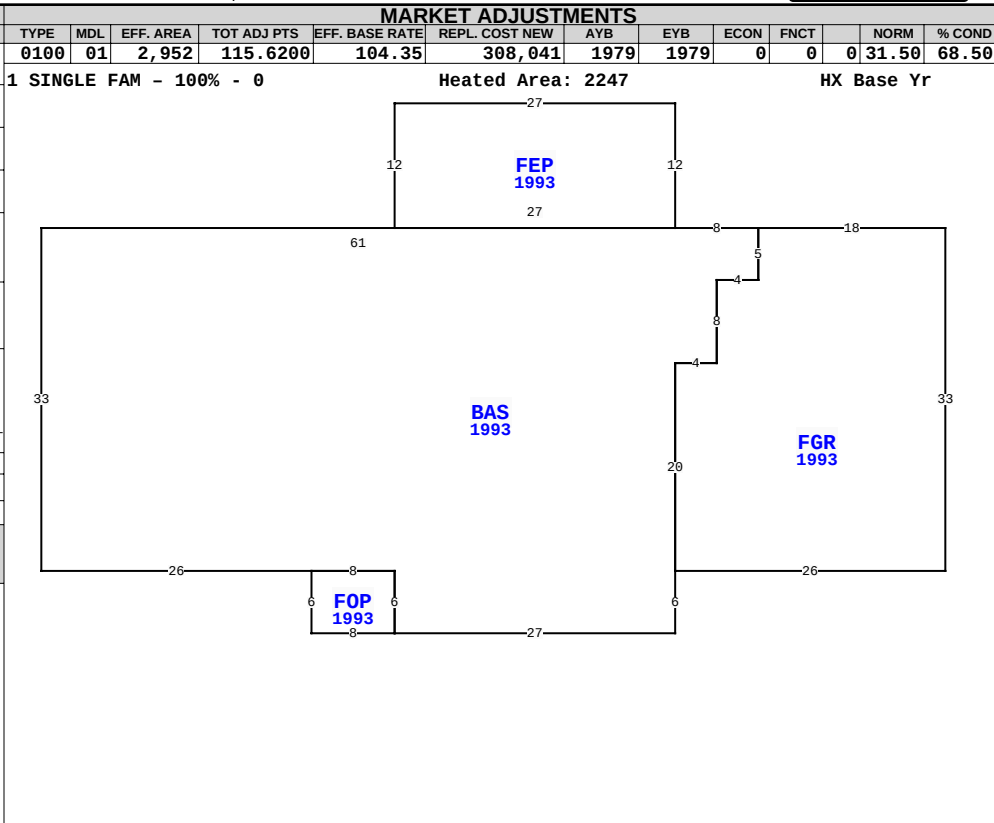
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	160,615
FEP	324	80	259	18,513
FGR	786	55	432	30,879
FOP	48	30	14	1,001

TOTALS	3,405		2,952	211,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20
2	0862	POOL VINYL	0	100	32	15	480.00	SF	50.00
3	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25
4	1242	WD DECK A	0	100	0	0	294.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			136.00	135.00	136.00

REVIEW DATE	06/04/2018	BY	DJX
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1606 ATLANTIC AV, FERNANDINA BEACH

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

TOTAL OB/XF										9,627		
R	LOC			TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
		136.00	135.00	136.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	3

Total Acres: 0.00	Total Land Value: 365,568	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	211,008								
TOTAL MARKET OB/XF VALUE	9,627								
TOTAL LAND VALUE - MARKET	365,568								
TOTAL MARKET VALUE	586,203								
SOH/AGL Deduction	353,604								
ASSESSED VALUE	232,599								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	182,599								
TOTAL JUST VALUE	586,203								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	484,608								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120968	REPLACE RISER	400	05/30/2012
20100854	OTHER	700	05/25/2010
8345	XFOB	3,000	05/25/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0910/1743	12/09/1999	QC	U	I	10	100	
GRANTOR: BREWTON CECIL B							
GRANTEE: BREWTON CECIL B TRU							
0680/1251	5/11/1993	PR	U	I	01	100	
GRANTOR: ROSS SUSAN P/R							
GRANTEE: ROSS SUSAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FEP=[YR=1993] N12 W27 S12 E27\$ W61 S33 E26 FOP=[YR=1993] S6 E8 N6W8\$ E8 S6 E27 N6 FGR=[YR=1993] E26 N33 W18 S5 W4 S8 W4 S20 \$ N20 E4 N8 E4 N5\$.									