

BLOCK A LOTS 1 2 3  
IN OR 533/367  
SABLE & ROTHCHILD PB 2/4 &

COTNER DEBRA M  
1627 ATLANTIC AVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1660-000A-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 1  | 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 |
|---------|--|----------|----|

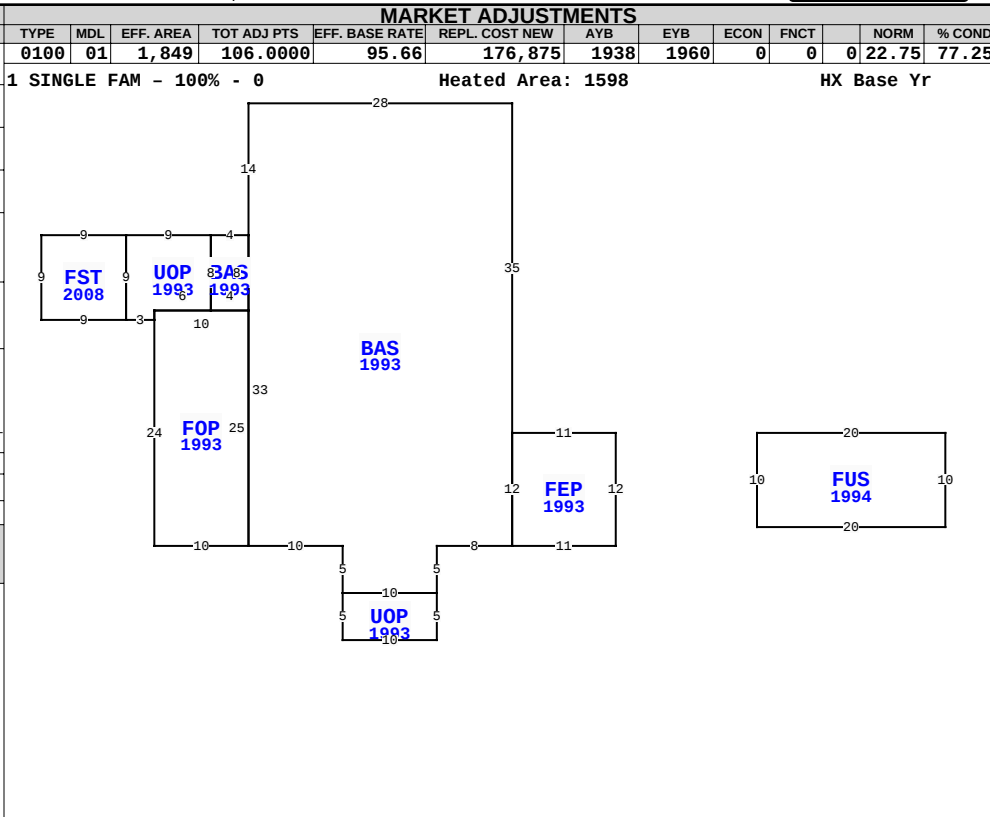
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1012.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 32               | 100         | 32           | 2,365                |
| BAS       | 1,366            | 100         | 1,366        | 100,944              |
| FEP       | 132              | 80          | 106          | 7,833                |
| FOP       | 250              | 30          | 75           | 5,543                |
| FST       | 81               | 55          | 45           | 3,326                |
| FUS       | 200              | 100         | 200          | 14,779               |
| UOP       | 50               | 20          | 10           | 739                  |
| UOP       | 75               | 20          | 15           | 1,109                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,186 |  | 1,849 | 136,636 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |        |    |          |                |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0  | 630.00 | SF | 5.20     | 5.20           |
| 3              | 1242       | WD DECK A   | 0       | 100 | 6  | 18.00  | SF | 10.00    | 10.00          |
| 4              | 1242       | WD DECK A   | 0       | 100 | 12 | 48.00  | SF | 10.00    | 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 | 0003 |          | 105.00 | 151.00 | 105.00      |
| 2                | 000100   | C   | SFR                  | 0   | 0003 |          | 31.00  | 105.00 | 1.00        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 08/01/2014 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |      |            |   |     |    |        |    |          |          |
|-------------|------|------------|---|-----|----|--------|----|----------|----------|
| 1           | 0500 | FP-PRE FAB | 0 | 100 | 0  | 1.00   | UT | 3,500.00 | 3,500.00 |
| 2           | 0811 | CONCRETE B | 0 | 100 | 0  | 630.00 | SF | 5.20     | 5.20     |
| 3           | 1242 | WD DECK A  | 0 | 100 | 6  | 18.00  | SF | 10.00    | 10.00    |
| 4           | 1242 | WD DECK A  | 0 | 100 | 12 | 48.00  | SF | 10.00    | 10.00    |

| TOTAL OB/XF |        |   |     |     |      |  |        |        |        |
|-------------|--------|---|-----|-----|------|--|--------|--------|--------|
| 1           | 000100 | C | SFR | 100 | 0003 |  | 105.00 | 151.00 | 105.00 |
| 2           | 000100 | C | SFR | 0   | 0003 |  | 31.00  | 105.00 | 1.00   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 200,923     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,288       |        |
| TOTAL LAND VALUE - MARKET |  | 260,000     |        |
| TOTAL MARKET VALUE        |  | 464,211     |        |
| SOH/AGL Deduction         |  | 281,741     |        |
| ASSESSED VALUE            |  | 182,470     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB WX    | 55,000 |
| BASE TAXABLE VALUE        |  | 127,470     |        |
| TOTAL JUST VALUE          |  | 464,211     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 392,042     |        |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 7529B      | ADDITION    | 3,000 | 02/08/1993 |

| SALES DATA                   |            |           |     |     |            |
|------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 0533/0367                    | 12/17/1987 | MS        | U   | I   |            |
| GRANTOR: SIMMONS RICHARD S   |            |           |     |     | SALE PRICE |
| GRANTEE: COTNER JOHN & DEBRA |            |           |     |     |            |
| 0310/0418                    | 2/01/1980  | MS        | U   | I   |            |
| GRANTOR:                     |            |           |     |     | 45,300     |
| GRANTEE:                     |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|
| FEP=[YR=1993] W11 BAS=[YR=1993] N35 W28 S14 BAS=[YR=1993] W4    |  |  |  |  |  |
| UOP=[YR=1993] W9 FST=[YR=2008] W9 S9 E9 N9 \$ S9 E3             |  |  |  |  |  |
| FOP=[YR=1993] S24 E10 N25 W10 S1 \$ N1 E6 N8 \$ S8 E4 N8 \$ S33 |  |  |  |  |  |
| E10 S5 UOP=[YR=1993] S5 E10 N5 W10 \$ E10 N5 E8 N12 \$ S12 E11  |  |  |  |  |  |
| N12 \$ PTR= E15 FUS=[YR=1994] E20 S10 W20 N10 \$ W15\$ .        |  |  |  |  |  |

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[illegible]