BLOCK A LOTS 4 & 5
SABLE & ROTHCHILD PB 2/4

BENGE STEPHEN P SR
1641 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1660-000A-0040

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	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

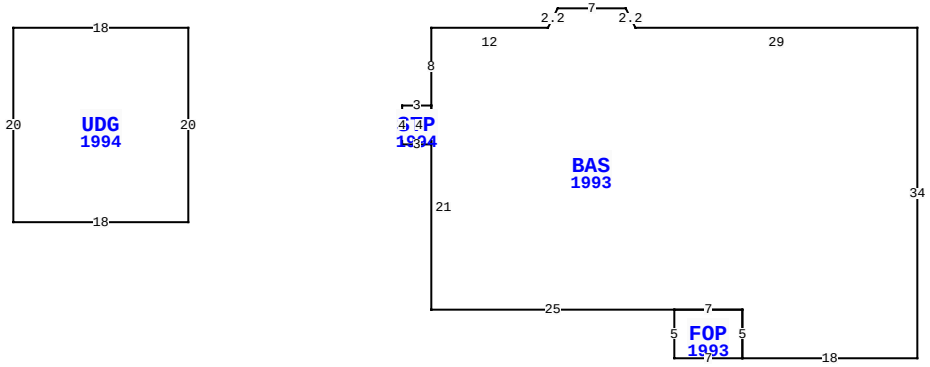
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	122,099
FOP	35	30	10	785
STP	12	10	1	78
UDG	360	55	198	15,537
TOTALS	1,963		1,765	138,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	112.0000	133.00	234,745	1934	1960	0	0	0	41.00	59.00

1 SNGL FAM – 100% - 2021 Heated Area: 1556 HX Base Yr 2021



1641 ATLANTIC AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,500
TOTAL MARKET OB/XF VALUE		5,964
TOTAL LAND VALUE - MARKET		270,480
TOTAL MARKET VALUE		414,944
SOH/AGL Deduction		131,499
ASSESSED VALUE		283,445
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,445
TOTAL JUST VALUE		414,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0889	10/05/2020	WD	Q	I	01	337,000
GRANTOR: STEVENSON JOHN L & KA						
GRANTEE: BENGE STEPHEN P SR						
2352/1054	4/07/2020	WD	Q	I	01	280,000
GRANTOR: GREENWOOD DANIEL J						
GRANTEE: STEVENSON JOHN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 U2 L1 W7 D2 L1 W12 S8 STP=[YR=1994] W3 S4 E3 N4$ S21 E25 FOP=[YR=1993] S5E7 N5W7$ E7 S5 E18 N34$ PTR= W75 UDG=[YR=1994] W18 S20 E18N20$E75$.

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	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1980	1980	3	35	228	
3	0810	CONCRETE A	0	100	0	0	704.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,265	
4	0810	CONCRETE A	0	100	0	0	830.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,671	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1985	1985	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 5,964

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			98.00	151.00	98.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	270,480							

REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 270,480 Market: 0 Agricultural: 0 Common: 270,480 PRINTED 08/02/2023 BY SYS