BLOCK C LOTS 3 2 & E 5 FT OF 1
IN OR 919/681
SABLE & ROTHCHILD PB 2/4

JAMESON ROSANNE G
1841 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1660-000C-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

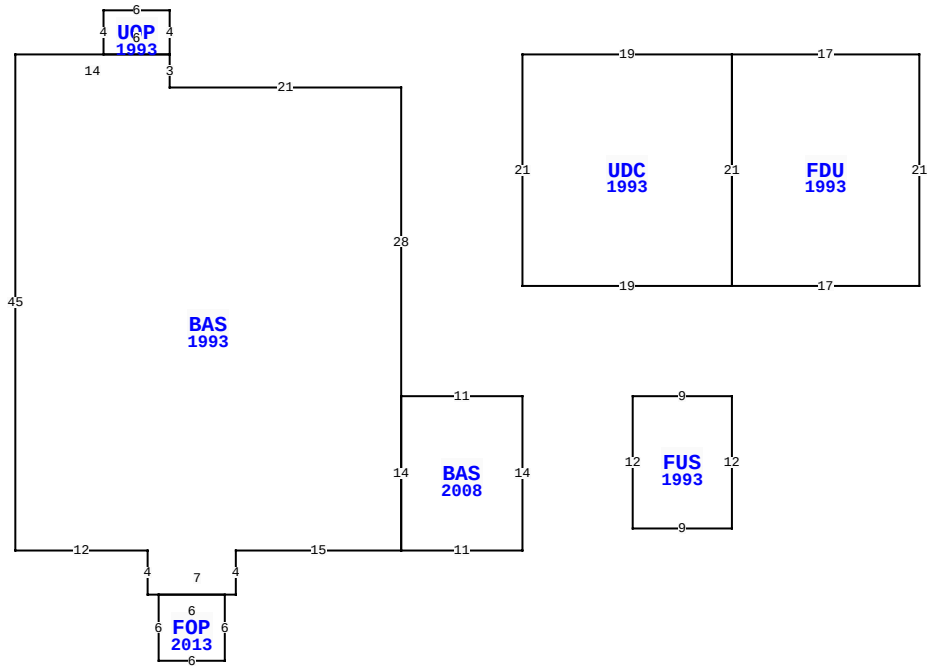
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,544	100	1,544	157,623
BAS	154	100	154	15,721
FDU	357	65	232	23,684
FOP	36	30	11	1,123
FUS	108	100	108	11,026
UDC	399	25	100	10,209
UOP	24	20	5	511
TOTALS	2,622		2,154	219,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,154	123.8720	147.10	316,853	1944	1975	0	0	0	30.60	69.40

1 SNGL FAM – 100% - 2001 Heated Area: 1806 HX Base Yr 2001



1841 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	02/06/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,896
TOTAL MARKET OB/XF VALUE		7,752
TOTAL LAND VALUE - MARKET		293,940
TOTAL MARKET VALUE		521,588
SOH/AGL Deduction		320,389
ASSESSED VALUE		201,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,199
TOTAL JUST VALUE		521,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112315	WIRING FOR PORCH	250	01/04/2012
20112307	REROOF W/30YR SHI	4,600	12/30/2011
20112178	PORCH REMODEL	8,000	11/18/2011
20060937	REPAIR/RRF	3,668	05/01/2006
7302	REMODEL	12,600	09/08/1992
6496	REPAIR/RRF	3,800	04/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/0681	2/09/2000	WD	U	I		214,000
GRANTOR: JONES KAREN A & HOEL						
GRANTEE: JAMESON ROSANNE G						
0788/1824	4/01/1997	WD	Q	I		139,000
GRANTOR: DYER LOUIS N & TINA T						
GRANTEE: JONES KAREN A & HOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 BAS=[YR=1993] N28 W21 N3 UOP=[YR=1993] N4 W6 S4 E6$ W14 S45 E12 S4 E1 FOP=[YR=2013] S6 E6 N6 W6 $ E7 N4 E15 N14$ S14 E11 N14$ PTR=E10 FUS=[YR=1993] E9 S12 W9 N12$ W10$ PTR=N10 UDC=[YR=1993] N21 E19 FDU=[YR=1993] E17 S21 W17 N21$ S21 W19$ S10$.

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
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1944	1944	3	20	1,400	
3	0811	CONCRETE B	0	100	45	13	585.00	SF	5.20	5.20	100	1960	1960	3	20	608	
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1960	1960	3	20	55	
5	0825	BRICK	0	100	0	0	313.00	SF	12.50	12.50	100	1970	1970	3	58	2,269	
6	1242	WD DECK A	0	100	0	0	746.00	SF	10.00	10.00	100	1995	1995	3	20	1,492	
7	1076	TRELLIS A	0	100	0	0	152.00	SF	7.50	7.50	100	2000	2000	3	27	308	
8	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2009	2009	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 7,752

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		106.00	151.00	106.50	FF		1.00	1.00	1.15	2,400.00	2,760.00	293,940							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 293,940 Market: 0 Agricultural: 0 Common: 293,940 PRINTED 08/02/2023 BY SYS