

BLK 243 TRACT C & E1/2 TRACT D
OF LOT 10 IN OR 1631/855
CITY OF FDNA BEACH S/D OF

OMAN RALPH & ANNE H
1326 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-10D1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
NEIGHBORHOOD/LOC	1012.00	

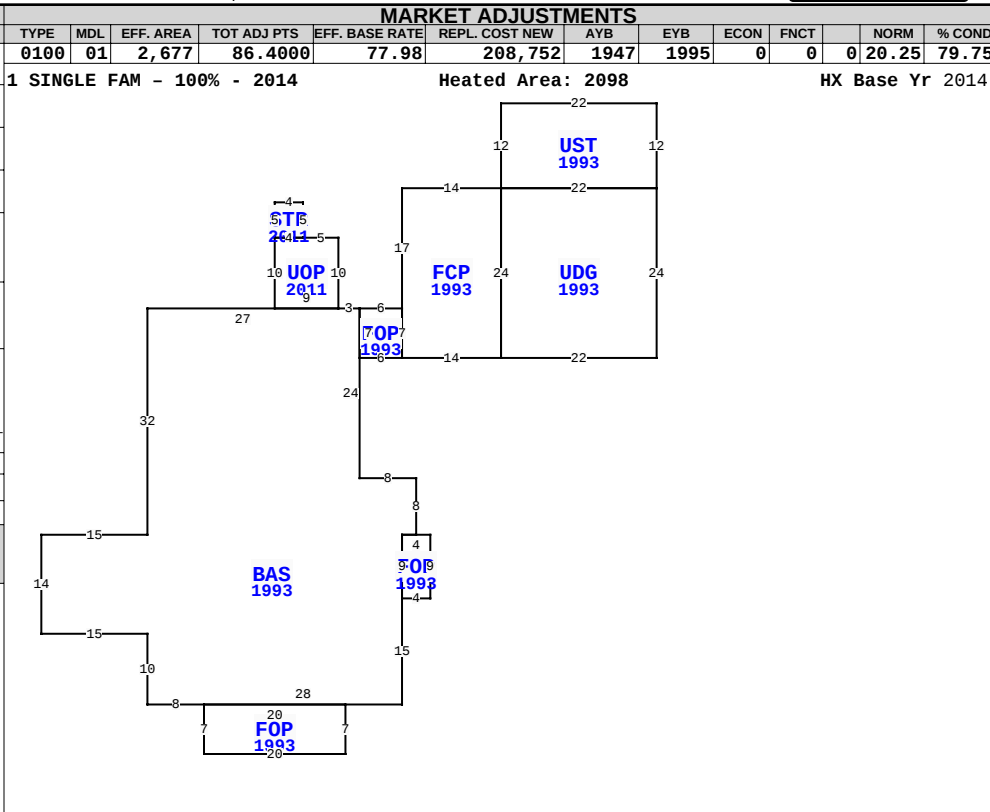
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	130,473
FCP	336	25	84	5,224
FOP	36	30	11	684
FOP	42	30	13	809
FOP	140	30	42	2,612
STR	20	10	2	124
UDG	528	55	290	18,035
UOP	90	20	18	1,120
UST	264	45	119	7,401
TOTALS	3,554		2,677	166,480

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
2	0825	BRICK	0 100	0	0	44.00	SF	20.63	20.63	100	1947	1947	3	20	182	
3	0810	CONCRETE A	0 100	0	0	3,578.00	SF	6.50	6.50	100	1980	1980	3	35	8,140	
4	0801	ASPHALT A	0 100	97	8	776.00	SF	1.50	1.50	100	1982	1982	3	50	582	
6	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2013	2013	3	75	32,640	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300	
8	0855	CONC PAVER	0 100	0	0	472.00	SF	7.00	7.00	100	2013	2013	3	95	3,139	
9	0476	VF 6 SBPL	0 100	0	0	331.00	LF	32.00	32.00	100	2013	2013	3	87	9,215	

LAND DESCRIPTION			TOTAL OB/XF 55,898													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	MU-1	114.00	172.00	114.00	FF		1.00	1.00	1.00	2,400.00	2,400.00

REVIEW DATE 05/17/2019 BY DJA



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

1326 ATLANTIC AV, FERNANDINA BEACH

TOTAL OB/XF 55,898																
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Total Acres: 0.00 Total Land Value: 273,600 Market: 0 Agricultural: 0 Common: 273,600

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	166,480	
TOTAL MARKET OB/XF VALUE	55,898	
TOTAL LAND VALUE - MARKET	273,600	
TOTAL MARKET VALUE	495,978	
SOH/AGL Deduction	216,801	
ASSESSED VALUE	279,177	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	229,177	
TOTAL JUST VALUE	495,978	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	408,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131199	SWIM POOL	36,000	05/28/2013
20111412	REPLACE BACK PORC	1,900	08/18/2011
20111414	REPLACE 1 WINDOW	900	08/17/2011
20111414	REPAIR/RRF	900	08/17/2011
20110440	H/AC	2,000	03/29/2011
20110218	WOOD FENCE	5,000	02/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1631/0855	7/17/2009	WD	Q	I	01	238,000
GRANTOR: HOSHALL CLARK V DMD						
GRANTEE: OMAN RALPH & ANNE H						
0338/0079	6/01/1981	WD	Q	I		65,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
UST=[YR=1993] W22S12 FCP=[YR=1993] W14S17 FOP=[YR=1993] W6						
BAS=[YR=1993] W3 UOP=[YR=2011] N10W5 STR=[YR=2011] N5W4S5E4S						
W4S10 E9S W27 S32 W15S14 E15 S10 E8 FOP=[YR=1993] S7 E20 N7						
W20 \$ E28 N15 FOP=[YR=1993] E4 N9W4 S9 \$ N9 E2 N8 W8 N24 \$ S7						
E6 N7S S7E14 N24\$UDG=[YR=1993] S24 E22N24W22\$E22 N12\$.						

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