



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	8	100	
Frame	03	MASONRY	100
Story Height	9	100	
RMS	13	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	OWNED OCCUP	03
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	135,103
BAS	656	100	656	36,323
CAN	80	30	24	1,329

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	8	10			80.00	SF	6.50				104	
2	0803	ASPHALT C	0	0	0	0			6,320.00	SF	2.00				6,320	
3	0443	STK FNC 6'	0	0	0	0			197.00	LF	10.00				394	
4	0825	BRICK	0	0	0	0			358.00	SF	12.50				4,207	
6	0819	CONC 12"	0	0	36	6			216.00	SF	9.50				1,621	
7	1126	CB/STC 8"	0	0	0	0			594.00	SF	8.00				3,754	
8	0810	CONCRETE A	0	0	5	9			45.00	SF	6.50				231	
9	0646	LWN SPRK H	0	0	0	0			30.00	UT	2.00				15	
10	0648	LIGHTS-AV	0	0	0	0			15.00	UT	140.00				420	
11	0402	CONC BUMPE	0	0	0	0			13.00	UT	25.00				273	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001910	C	MEDICAL OF	0	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	3,120	97.2036	158.20	493,584	1948	1980	0	0	65.00	35.00
1 MDL OFFICE - 0% - 0											
Heated Area: 3096											
HX Base Yr											

1325 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	11/15/2021	KK	LGL DATE	
XF DATE	11/15/2021	KK	LAND DATE	11/15/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,754	
TOTAL MARKET OB/XF VALUE		17,339	
TOTAL LAND VALUE - MARKET		130,720	
TOTAL MARKET VALUE		320,813	
SOH/AGL Deduction		49,236	
ASSESSED VALUE		271,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,577	
TOTAL JUST VALUE		320,813	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210075	ROOF	15,120	09/15/2021
20100123	OTHER	2,000	01/26/2010
20051619	SIGN	1,000	04/18/2005
20051620	ELEC OTHER	1,000	04/18/2005
19990343	ADDITION	42,210	04/30/1999
7973	REMODEL	2,000	11/10/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1646/1829	10/29/2009	WD	Q	I	01
GRANTOR: TREVETT HARRY R					
GRANTEE: LANDSMAN AND DORSCH					
0691/1686	11/05/1993	WD	Q	I	
GRANTOR: OWENS C K & SHIRLEY					
GRANTEE: TREVETT HARRY R					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1993] W29 S2 W8 CAN=[YR=1993] N8 W10 S8 E10 \$ W20 N2 W31 S29 E37 BAS=[YR=1999] S24 E25 N24 W3 N2 W16 N2 W6 S4 \$ N4 E6 S2 E16 S2 E29 N29 \$.	