

BLOCK 259 LOT W 130 FT OF
S 150 FT OF 1
IN OR 2645/1328

MOORE RANDAL B & CHARISSE J L/E/
1401 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0259-0012

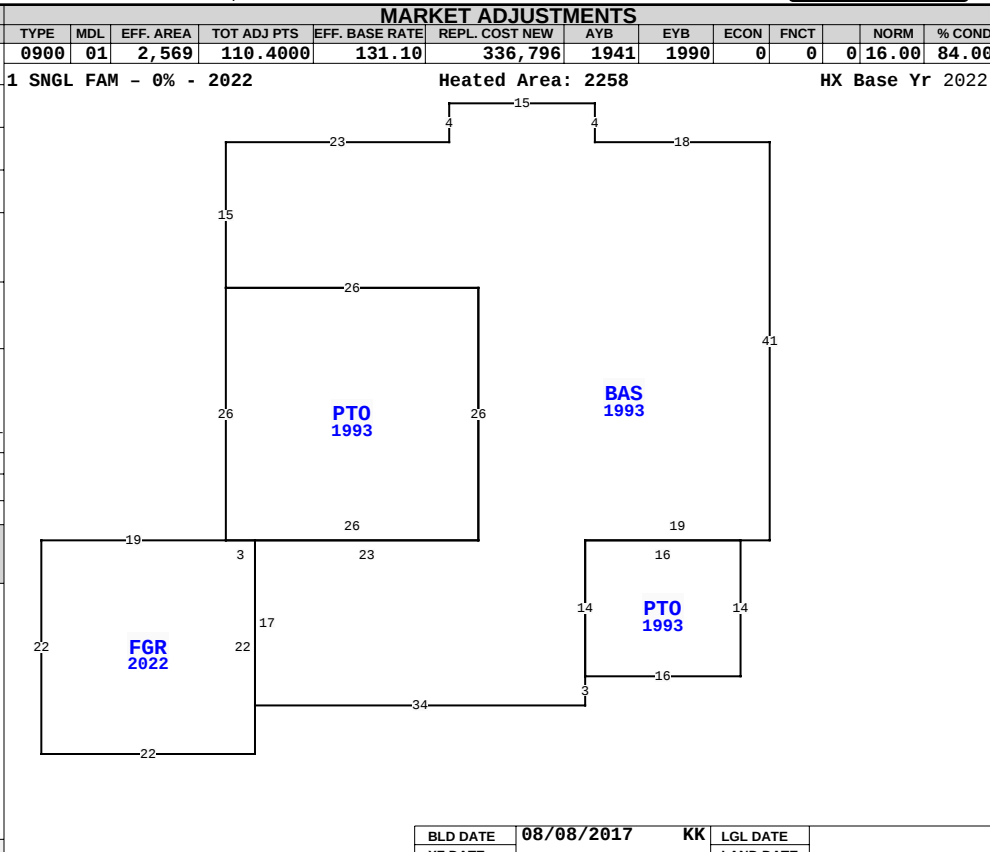


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	248,660
FGR	484	55	266	29,293
PTO	224	5	11	1,211
PTO	676	5	34	3,744
TOTALS	3,642		2,569	282,909

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1994
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1980
3	0810	CONCRETE A	0 100	23	18	414.00	SF	6.50	6.50	100	1993
4	0810	CONCRETE A	0 100	0	0	366.00	SF	6.50	6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	CPO	130.00	150.00	130.00	FF	1



1401 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	08/08/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
7,837											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	282,909		
TOTAL MARKET OB/XF VALUE	7,837		
TOTAL LAND VALUE - MARKET	358,800		
TOTAL MARKET VALUE	649,546		
SOH/AGL Deduction	18,127		
ASSESSED VALUE	631,419		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	581,419		
TOTAL JUST VALUE	649,546		
NCON VALUE	29,292		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	569,516		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171220	REPAIR/RRF	17,000	04/25/2017
20112216	SIGN	200	12/14/2011
20112047	SIGN	854	11/15/2011
20060974	H/AC	2,000	05/08/2006
8105	REMODEL	6,600	01/20/1994
8023	XFOB	2,000	12/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/1328	5/31/2023	LE	U	I	11	100	
GRANTOR: MOORE RANDALL B & CHA							
GRANTEE: MOORE ERIN CHARISSE							
2525/1150	12/29/2021	WD	Q	I	01	600,000	
GRANTOR: ATLANTIC1401 HOLDINGS							
GRANTEE: MOORE RANDALL B & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 N4 W15 S4 W23 S15 PTO=[YR=1993] S26											
FGR=[YR=2022] W19 S22 E22 N22 W3\$ E26 N26 W26\$ E26 S26 W23											
S17 E34 N3 PTO=[YR=1993] E16 N14 W16 S14\$ N14 E19 N41\$.											