

BLOCK 259 PT OF S144 FT OF
E130 FT OF LOT 10
IN OR 2115/1694

WILLIAMS HUGH
1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0259-0101



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 70
Interior Wall	05 DRYWALL 30
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
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

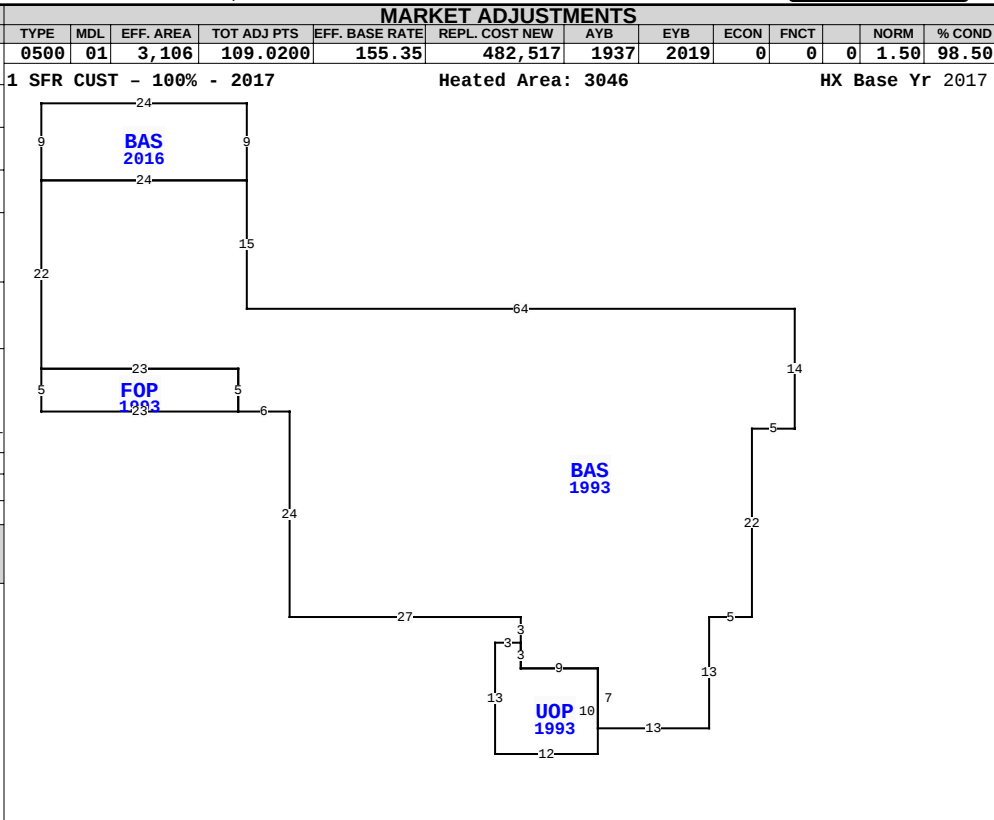
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	433,046
BAS	216	100	216	33,053
FOP	115	30	34	5,203
UOP	129	20	26	3,978

TOTALS	3,290	3,106	475,279
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	0	0	490.00	SF	85.00	85.00
2	0811	CONCRETE B	0 100	0	0	276.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	0	0	120.00	SF	20.00	20.00
4	0855	CONC PAVER	0 100	0	0	230.00	SF	20.00	20.00
5	0855	CONC PAVER	0 100	0	0	484.00	SF	10.00	10.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
7	0855	CONC PAVER	0 100	0	0	672.00	SF	7.00	7.00
8	0835	QUARY TILE	0 100	0	0	1,430.00	SF	10.00	10.00
9	0855	CONC PAVER	0 100	0	0	3,801.00	SF	7.00	7.00
10	0350	CARPORT WD	0 100	16	30	480.00	SF	22.75	22.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1A	130.00	144.00	130.00



BLD DATE	08/01/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		475,279	
TOTAL MARKET OB/XF VALUE		102,759	
TOTAL LAND VALUE - MARKET		355,680	
TOTAL MARKET VALUE		933,718	
SOH/AGL Deduction		443,538	
ASSESSED VALUE		490,180	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		440,180	
TOTAL JUST VALUE		933,718	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		772,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190231	CARPORT	0	05/16/2019
20152789	REMODEL	50,000	12/02/2015
20061310	REPAIR/RRF	8,000	06/12/2006
8252	REPAIR/RRF	1,200	04/12/1994
7394	REPAIR/RRF	500	10/27/1992
4731	CARPORT	750	03/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/1694	4/21/2017	WD U	I	I	11
GRANTOR: ATLANTIC AVENUE LAND					
GRANTEE: WILLIAMS HUGH					
2007/0912	10/06/2015	WD Q	I	I	01
GRANTOR: DAVIS ELIZABETH S					
GRANTEE: THE ATLANTIC AVENUE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W64 N15 BAS=[YR=2016] N9 W24 S9 E24\$ W24 S22									
FOP=[YR=1993] S5 E23 N5 W23\$ E23 S5 E6 S24 E27 S3									
UOP=[YR=1993] W3 S13 E12 N10 W9 N3\$ S3 E9 S7 E13 N13 E5 N22									
E5 N14 \$.									