

LOT 23 & W.40 FT OF LOT 24 &
S-1 OF TRACT F
IN OR 2166/1816

HENSLEY WILLIAM D JR &/HEINLEIN LAURA H
1865 ATLANTIC WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-155V-0023-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0500	11	3,431	149.1600	212.55	729,259	1995	1998	0	0	0	12.00	88.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 3022									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												03										
NEIGHBORHOOD/LOC			3045.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,918	100	1,918	358,750																					
FGR	529	55	291	54,430																					
FOP	126	30	38	7,108																					
FOP	268	30	80	14,964																					
FUS	1,104	100	1,104	206,496																					
TOTALS			3,945	3,431	641,748																				
EXTRA FEATURES			1865 ATLANTIC WAY, FERNANDINA BEACH																						
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	0855	CONC PAVER	0	0	0	0	930.00	SF	7.00	7.00	100	2008	2008	3	90	5,859									
2	0855	CONC PAVER	0	0	25	4	100.00	SF	7.00	7.00	100	2008	2008	3	90	630									
TOTAL OB/XF 6,489																									
LAND DESCRIPTION																									
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	LAND VALUE								
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000								
REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE 641,748

TOTAL MARKET OB/XF VALUE 6,489

TOTAL LAND VALUE - MARKET 350,000

TOTAL MARKET VALUE 998,237

SOH/AGL Deduction 277,476

ASSESSED VALUE 720,761

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 720,761

TOTAL JUST VALUE 998,237

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 800,502

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1429528 TILE FLOORS 32,000 11/01/2014

M10448 MECH OTHER 0 10/01/2005

P09822 OTHER 0 08/01/2005

R07959 REPAIR/RRF 3,000 07/01/2005

B9401549 NEW CONSTR 88,474 12/01/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2166/1816 12/28/2017 QC U I 11 100

GRANTOR: HENSLEY WILLIAM D TRU

GRANTEE: HENSLEY WILLIAM D J

1545/0163 1/08/2008 WD U I 07 100

GRANTOR: HENSLEY WILLIAM D & S

GRANTEE: HENSLEY WILLIAM D T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=2006] N3 W4 N4 W16 S4 W4 S3 E1 S6 E22 N6 E1\$ W1 S6 W22 N6 W23 S25 FGR=[YR=1995] S23 E23 N23 W23\$ E23 S16 E2 S2 E7 N2 E2 FOP=[YR=1995] S5 E14 N5 W3 N7 W8 S7 W3\$ E3 N7 E8 S7 E15 N41\$ PTR=E15 FUS=[YR=2006] E23 S48 W23 N48\$ W15\$.