

BLOCK B LOTS 1 2
IN OR 1122/1014
ABOLISH ALLEY IN OR 734/105

CARTER SIMON J & SAMANTHA T
2022 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000B-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	3
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	04
DOR CODE	0100

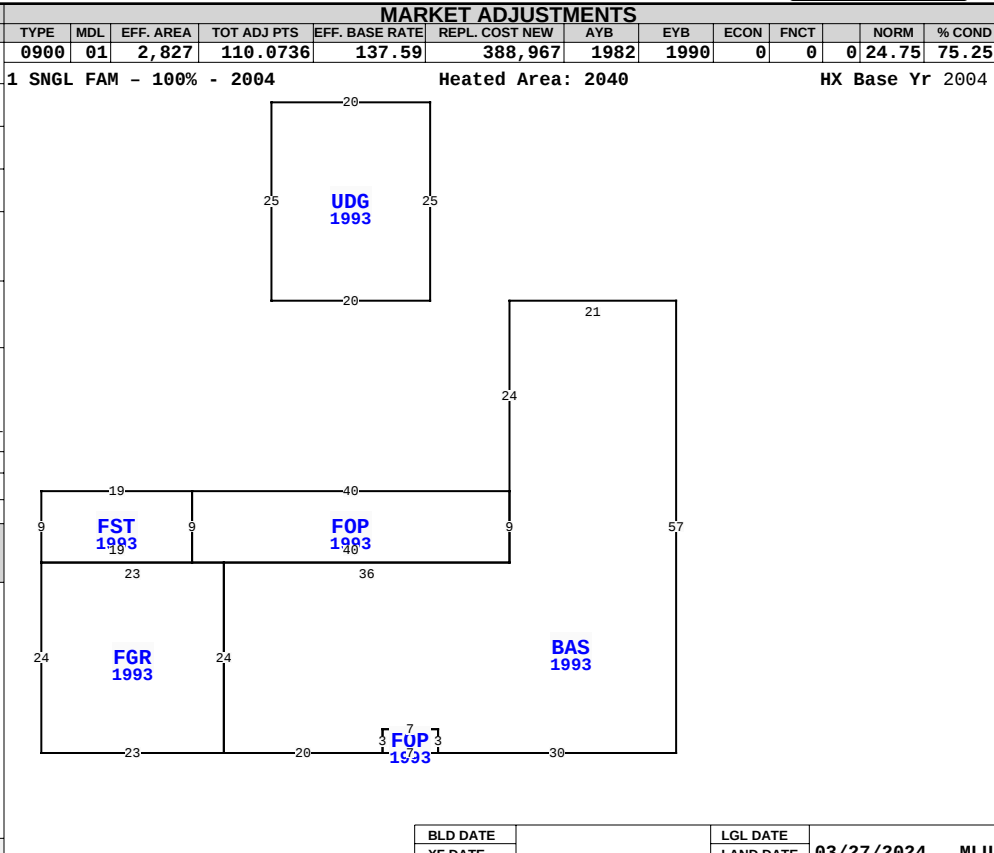
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	211,215
FGR	552	55	304	31,475
FOP	21	30	6	622
FOP	360	30	108	11,182
FST	171	55	94	9,732
UDG	500	55	275	28,472

TOTALS	3,644		2,827	292,698
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,110.00	SF	4.00	4.00	
3	0850	PEBBLE WLK	0	100	0	0	156.00	SF	3.50	3.50	
4	0850	PEBBLE WLK	0	100	0	0	276.00	SF	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	100.00	157.00	100.00	FF	



2022 ATLANTIC AVE, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/27/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		292,698	
TOTAL MARKET OB/XF VALUE		4,064	
TOTAL LAND VALUE - MARKET		371,200	
TOTAL MARKET VALUE		667,962	
SOH/AGL Deduction		424,382	
ASSESSED VALUE		243,580	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		193,580	
TOTAL JUST VALUE		667,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100922	H/AC	5,000	06/04/2010
20032957	REPAIR/RRF	6,000	04/21/2003
20011342	REPAIR/RRF	2,000	06/11/2001
2869B	XFOB	5,000	06/01/1984
1726B	NEW CONSTR	80,000	01/01/1982

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1122/1014	3/18/2003	WD	Q	I	
GRANTOR: TAYLOR MARY V					
GRANTEE: CARTER SIMON J & SA					
0990/1702	6/08/2001	WD	Q	I	
GRANTOR: COLSON FRANCES P TRUS					
GRANTEE: TAYLOR MARY V					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 S24 FOP=[YR=1993] W40 FST=[YR=1993] W19 S9											
FGR=[YR=1993] S24 E23 N24 W23\$ E19 N9\$ S9 E40 N9\$ S9 W36 S24											
E20 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E30 N57\$ PTR= W31											
UDG=[YR=1993] N25 W20 S25 E20\$ E 31\$.											