

BLOCK C E45 FT OF LOT 3 &
W30 FT OF LOT 1 BLOCK C
SABLE & ROTHCHILD SUB

COBB JOHN R & DIANE M
1823 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000C-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	3 100	
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	1,770	100	1,770	173,319
BAS	391	100	391	38,286
FCP	346	25	86	8,421
FOP	88	30	26	2,546
FOP	119	30	36	3,525
FST	54	55	30	2,938
FST	172	55	95	9,302

TOTALS 2,940 2,434 238,338

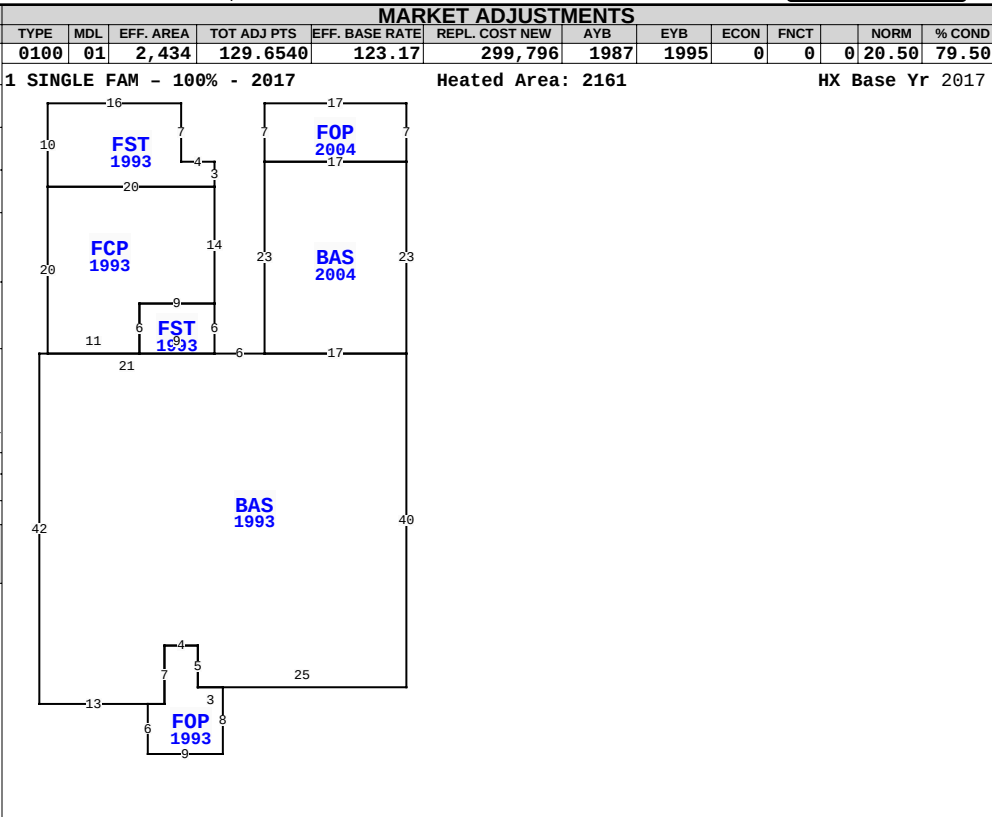
EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	1987	1987	3	52	203	
3	0810	CONCRETE A	0	100	0	0	1,875.00	SF	6.50	6.50	100	1987	1987	3	52	6,338	
4	0525	GAZEBO	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	1987	1987	3	20	3,000	
5	0825	BRICK	0	100	100	3	300.00	SF	6.25	6.25	100	2001	2001	3	94	1,763	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
7	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2001	2001	3	80	400	
8	1241	WD DECK G	0	100	0	0	470.00	UT	11.50	11.50	100	2001	2001	3	29	1,567	
9	1076	TRELLIS A	0	100	10	14	140.00	SF	3.75	3.75	100	2001	2001	3	27	142	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	75.00	152.00	75.00	FF		1.00	1.00	1.15	3,200.00	3,680.00	276,000							

REVIEW DATE 05/12/2019 BY KBA



1823 ATLANTIC AVE, FERNANDINA BEACH

1823 ATLANTIC AVE, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240				
60.00	SF	6.50	6.50	100	1987	1987	3	52	203				
1,875.00	SF	6.50	6.50	100	1987	1987	3	52	6,338				
1.00	UT	15,000.00	15,000.00	100	1987	1987	3	20	3,000				
300.00	SF	6.25	6.25	100	2001	2001	3	94	1,763				
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975				
2.00	UT	250.00	250.00	100	2001	2001	3	80	400				
470.00	UT	11.50	11.50	100	2001	2001	3	29	1,567				
140.00	SF	3.75	3.75	100	2001	2001	3	27	142				

TOTAL OB/XF 17,628

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	75.00	152.00	75.00	FF		1.00	1.00	1.15	3,200.00	3,680.00	276,000							

Total Acres: 0.00 Total Land Value: 276,000 Market: 0 Agricultural: 0 Common: 276,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			238,338
TOTAL MARKET OB/XF VALUE			17,628
TOTAL LAND VALUE - MARKET			276,000
TOTAL MARKET VALUE			531,966
SOH/AGL Deduction			419,455
ASSESSED VALUE			112,511
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			62,511
TOTAL JUST VALUE			531,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010041	ADDITION	20,000	01/16/2001
BP4163	N/A	75,000	02/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/0139	10/10/2006	WD	Q	I		525,000

GRANTOR: COPT TERI

GRANTEE: COBB JOHN R & DIANE

0915/1595 1/18/2000 WD U I 217,000

GRANTOR: TAYLOR MARY V

GRANTEE: COPT TERI

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W17 S7 BAS=[YR=2004] S23 BAS=[YR=1993] W6
FST=[YR=1993] N6 FCP=[YR=1993] N14 FST=[YR=1993] N3 W4 N7
W16 S10 E20 \$ W20 S20 E11 N6 E9 \$ W9 S6 E9 \$ W21 S42 E13
FOP=[YR=1993] S6 E9 N8 W3 N5 W4 S7 W2 \$ E2 N7 E4 S5 E25 N40
W17 \$ E17 N23 W17 \$ E17 N7 \$.

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