

BLOCK C W91.5 FT OF LOT 3
IN OR 2036/351
ATLANTIC HIGHLANDS SUB

PATE KELLY
1821 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000C-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,371	100	1,371	130,452
FEP	112	80	90	8,563
FEP	120	80	96	9,134
FOP	32	30	10	952
FUS	432	100	432	41,105
STP	40	10	4	381
USP	140	30	42	3,996
TOTALS	2,247		2,045	194,583

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1938
2	0811	CONCRETE B	0 100	0	0	1,062.00	SF	5.20	5.20	100	2018
3	0810	CONCRETE A	0 100	0	0	270.00	SF	6.50	6.50	100	2018
4	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	1938
5	0810	CONCRETE A	0 100	28	4	112.00	SF	6.50	6.50	100	2007
6	0855	CONC PAVER	0 100	38	3	114.00	SF	10.00	10.00	100	2007
7	0855	CONC PAVER	0 100	7	4	28.00	SF	10.00	10.00	100	2007
8	0810	CONCRETE A	0 100	16	18	288.00	SF	6.50	6.50	100	1944

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	R-1	92.00	167.00	91.50	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,045	130.9280	124.38	254,357	1938	1995	0	0	23.50	76.50
1 SINGLE FAM - 100% - 2017						Heated Area: 1803		HX Base Yr 2017			
Floor plan diagram showing various rooms and their market values: - FEP 1993 (14x14) - STP 1993 (7x6) - BAS 1993 (22x14) - USP 2018 (14x14) - FUS 1993 (35x15) - FOP 1993 (8x4)											
BLD DATE						LGL DATE					
						03/27/2024					

TOTAL OB/XF											
9,921											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,628	
TOTAL MARKET OB/XF VALUE		9,921	
TOTAL LAND VALUE - MARKET		345,504	
TOTAL MARKET VALUE		600,053	
SOH/AGL Deduction		333,472	
ASSESSED VALUE		266,581	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		216,581	
TOTAL JUST VALUE		600,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180804	SIDING	7,000	03/08/2018
20062255	ELEC OTHER	3,000	10/03/2006
6892	REPAIR/RRF	3,750	02/04/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2036/0351	3/24/2016	WD	Q	I	01
GRANTOR: MEEKS JACK & GRANTEE: PATE KELLY					
1519/0553	8/15/2007	WD	Q	I	
GRANTOR: DEVINE LEIGHTON & ALE GRANTEE: MEEKS JACK & JO ANN					
340,000 SALE PRICE					
435,000 SALE PRICE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=1993] N3 STP=[YR=1993] E4N1E2N6W6S7\$N7W12S10 E12\$W12S4W13S7 FEP=[YR=1993] W8 S14 E8N14\$S22 E16S4E2FOP=[YR=1993] S4E8 N4W8\$E8N2E15N21 USP=[YR=2018] E10 N14 W10 S14\$ N14\$ PTR=E20 FUS=[YR=1993] E12 S16 E3S4W3S15 W12 N35\$ W20\$.											

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