

BLOCK L LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

AGRICOLA CHRISTOPHE ALEXANDER/ROSSOW ALEXIS M
147 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000L-0010



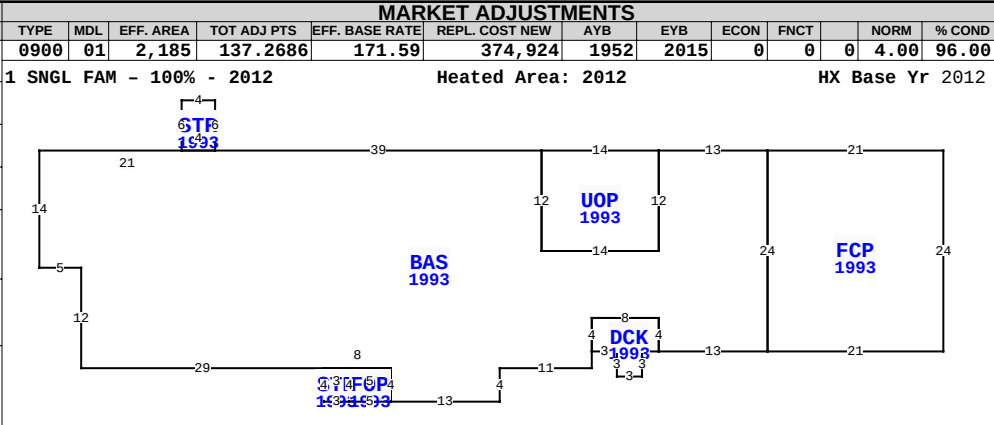
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	331,429
DCK	41	10	4	659
FCP	504	25	126	20,755
FOP	20	30	6	989
STR	12	10	1	165
STR	24	10	2	329
UOP	168	20	34	5,601
TOTALS	2,781		2,185	359,927

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1952
2	0810	CONCRETE A	0 100	0	0	1,060.00	SF	6.50	6.50	100	1952
3	0810	CONCRETE A	0 100	64	3	192.00	SF	6.50	6.50	100	1952
4	0861	POOL GUNIT	0 100	36	17	612.00	SF	85.00	85.00	100	1980
5	0845	KOOL DECK	0 100	0	0	408.00	SF	7.25	7.25	100	1980
6	0810	CONCRETE A	0 100	32	28	896.00	SF	6.50	6.50	100	1969
7	0820	WOOD WALK	0 100	10	14	140.00	SF	11.75	11.75	100	1980
8	1242	WD DECK A	0 100	16	15	240.00	SF	10.00	10.00	100	1990
9	1076	TRELLIS A	0 100	16	15	240.00	SF	3.75	3.75	100	1990

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	0006	R-1	136.00	137.00	1.00	LT	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
20,153											

TOTAL OB/XF											
20,153											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
359,927											
TOTAL MARKET OB/XF VALUE											
20,153											
TOTAL LAND VALUE - MARKET											
275,000											
TOTAL MARKET VALUE											
655,080											
SOH/AGL Deduction											
289,107											
ASSESSED VALUE											
365,973											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
315,973											
TOTAL JUST VALUE											
655,080											
NCON VALUE											
176,584											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
420,396											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110593	DEMOLITION	0	04/13/2011
20032622	ELEC OTHER	3,000	03/04/2003
20021804	REMODEL	1,000	10/18/2002
983197	REMODEL	0	02/18/1998
6444	REPAIR/RRF	2,000	03/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2725/327	7/16/2024	WD	Q	I	01	865,000	
GRANTOR: JREE LLC							
GRANTEE: AGRICOLA CHRISTOPHE							
2724/1051	7/12/2024	QC	U	I	11	313,800	
GRANTOR: BERNARD CAMERON G & J							
GRANTEE: JREE LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
FCP=[YR=1993] W21 BAS=[YR=1993] W13 UOP=[YR=1993] W14S12E14N12\$ S12W14 N12W39 STR=[YR=1993] N6W4S6E4\$ W21 S14E5 S12E29 STR=[YR=1993] S4E3 FOP=[YR=1993] E5N4W5S4\$ N4W3\$ E8 S4 E13N4E11N2 DCK=[YR=1993] E3S3E3N3E2 N4W8S4\$ N4E8S4E13N24\$ S24E21 N24\$.											