



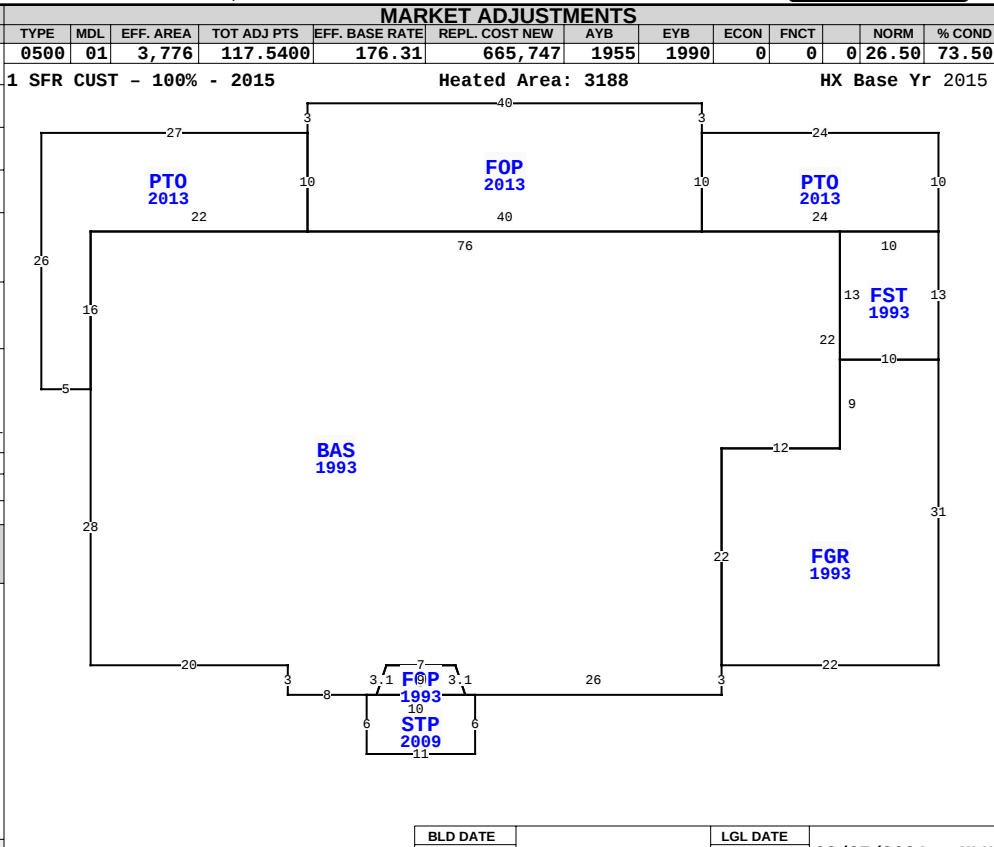
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories		1. 1. 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	3,188	100	3,188	413,126
FGR	574	55	316	40,950
FOP	24	30	7	907
FOP	520	30	156	20,215
FST	130	55	72	9,330
PTO	240	5	12	1,555
PTO	350	5	18	2,333
STP	66	10	7	907
TOTALS	5,092		3,776	489,324

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0825	BRICK	0	100	0	0	640.00	SF	6.25
4	0861	POOL GUNIT	0	100	37	15	555.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	833.00	SF	7.25
6	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50
7	0462	ST/AL FNC	0	100	0	0	100.00	SF	10.00
8	0825	BRICK	0	100	258	1	258.00	SF	12.50
9	0825	BRICK	0	100	21	1	21.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	137.00	181.00	137.00



1702 ATLANTIC AV, FERNANDINA BEACH										XF DATE				LAND DATE		03/27/2024		MLU	
										INC DATE				AG DATE					
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
678.00	SF	6.50		6.50	100	1956	1956	3	20	881									
1.00	UT	3,500.00		3,500.00	100	1960	1960	3	22	770									
640.00	SF	6.25		6.25	100	1960	1960	3	38.2	1,528									
555.00	SF	85.00		85.00	100	1990	1990	3	20	9,435									
833.00	SF	7.25		7.25	100	1990	1990	3	59.5	3,593									
435.00	SF	6.50		6.50	100	2013	2013	3	94	2,658									
100.00	SF	10.00		10.00	100	2013	2013	3	71	710									
258.00	SF	12.50		12.50	100	2013	2013	3	98	3,161									
21.00	SF	12.50		12.50	100	2013	2013	3	98	257									

LAND DESCRIPTION										TOTAL OB/XF 22,993									
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
1	000100	C	SFR	100		R-1	137.00	181.00	137.00	FF	1	1.20	1.00	0.90	3,200.00	2,880.00	394,560		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE															489,324				
TOTAL MARKET OB/XF VALUE															22,993				
TOTAL LAND VALUE - MARKET															394,560				
TOTAL MARKET VALUE															906,877				
SOH/AGL Deduction															552,842				
ASSESSED VALUE															354,035				
TOTAL EXEMPTION VALUE					HX HB										50,000				
BASE TAXABLE VALUE															304,035				
TOTAL JUST VALUE															906,877				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															787,238				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131709	REMODEL	5,300	07/22/2013
20131639	ADDITION	10,000	07/12/2013
20131562	REPAIR/RRF	200,000	07/05/2013
20131565	REPAIR/RRF	14,500	07/05/2013
20131102	DEMOKITCH	3,000	05/17/2013
5806B	SWIM POOL	9,000	02/19/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1856/0011	5/08/2013	WD	Q	I	02	225,000			
GRANTOR: LANNON JENEAN									
GRANTEE: PAGE DAVID P JR & K									
0717/0182	10/28/1994	PR	U	I	01	100			
GRANTOR: LANNON JENEAN P/R/LAN									
GRANTEE: LANNON JENEAN									

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2013] W24 FOP=[YR=2013] N3 W40 S3 PTO=[YR=2013] W27 S26 E5 BAS=[YR=1993] S28 E20 S3 E8 STP=[YR=2009] S6E11N6 W1 FOP=[YR=1993] U3 L1 W7 L1 D3 E9\$W10\$ E1 U3 R1 E7 D3 R1 E26N3FGR=[YR=1993] E22N31 FST=[YR=1993] N13 W10 S13 E10 \$ W10S9 W12 S22\$ N22 E12 N22 W76 S16\$ N16 E22 N10\$ S10 E40 N10\$ S10 E24 N10\$.									