W1/2 OF E1/2 OF S1/2 OF
OUT LOT 1 (84 1/2 X 166 1/2)
IN OR 1346/1574

MARTIN DINA P & ROGER
1517 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

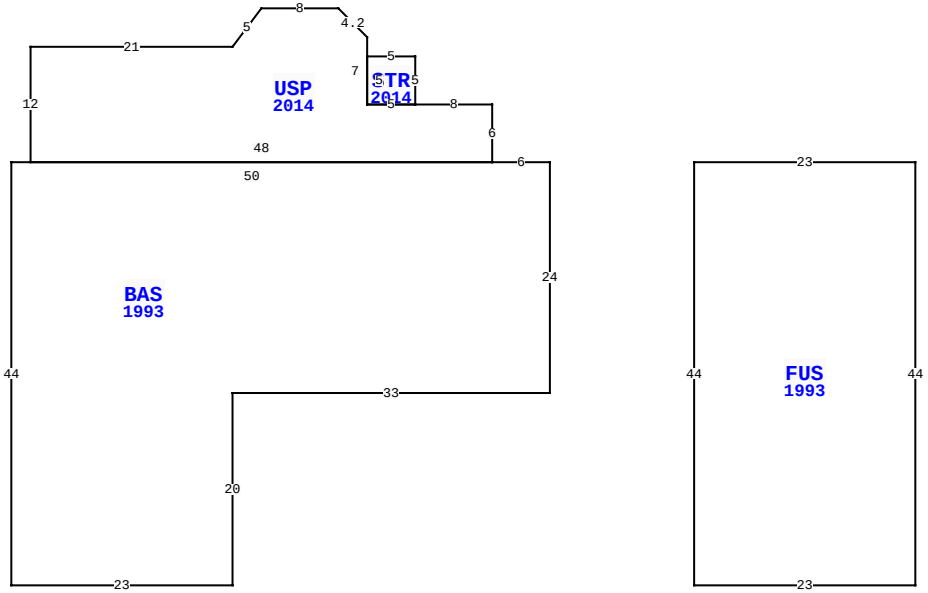
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,804	100	1,804	186,530
FUS	1,012	100	1,012	104,639
STR	25	10	2	207
USP	544	30	163	16,854
TOTALS	3,385		2,981	308,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,981	99.0666	123.83	369,137	1974	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2006 Heated Area: 2816 HX Base Yr 2006



BLD DATE	04/07/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

1517 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		308,229
TOTAL MARKET OB/XF VALUE		12,491
TOTAL LAND VALUE - MARKET		313,408
TOTAL MARKET VALUE		634,128
SOH/AGL Deduction		351,252
ASSESSED VALUE		282,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,876
TOTAL JUST VALUE		634,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072050	H/AC	4,000	11/06/2007
20052473	REPAIR/RRF	7,000	08/18/2005
9938A	XFOB	0	07/25/1996
7938	REPAIR/RRF	840	10/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1574	9/01/2005	WD	Q	I		325,000
GRANTOR: ULLAH FARID & SUSAN C						
GRANTEE: MARTIN DINA P & ROG						
0277/0063	10/01/1978	WD	U	I		90,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 USP=[YR=2014] N6 W8 STR=[YR=2014] N5 W5 S5 E5$ W5 N7 U3 L3 W8 D4 L3 W21 S12 E48$ W50 S44 E23 N20 E33 N24$ PTR= E15 FUS=[YR=1993] E23 S44 W23 N44$ W15$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	34	1,190	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	34	1,190	
3	0801	ASPHALT A	0	100	0	0	3,106.00	SF	3.00	3.00	100	1980	1980	3	50	4,659	
4	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	1980	1980	3	32.5	701	
5	1241	WD DECK G	0	100	10	10	100.00	UT	11.50	11.50	100	1996	1996	3	24	276	
6	1241	WD DECK G	0	100	5	10	50.00	UT	11.50	11.50	100	1996	1996	3	24	138	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	20	240	
8	0835	QUARY TILE	0	100	0	0	88.00	SF	10.00	10.00	100	1996	1996	3	72	634	
9	0835	QUARY TILE	0	100	4	35	140.00	SF	10.00	10.00	100	1996	1996	3	72	1,008	
10	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1997	1997	3	73	256	

TOTAL OB/XF 10,292

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	R-1	83.00	166.00	83.00	FF	1	1.18	1.00	1.18	3,200.00	3,776.00	313,408							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 313,408 Market: 0 Agricultural: 0 Common: 313,408 PRINTED 08/06/2024 BY SYS

W1/2 OF E1/2 OF S1/2 OF
OUT LOT 1 (84 1/2 X 166 1/2)
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NASSAU COUNTY PROPERTY

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0277/0063	10/01/1978	WD	U	I		90,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0830	FLAGSTONE	0	100	0	0	238.00	SF	12.00	12.00	100	1999	1999	3	77	2,199	

LAND DESCRIPTION

TOTAL OB/XF 2,199

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 313,408 Market: 0 Agricultural: 0 Common: 313,408 PRINTED 08/06/2024 BY SYS