

LOT 1
(EX PT IN R/W OR 216/434)
R/P OF OUTLOT 44 S/D DBK A6/32

YOKLEY JOHN I II/ZIMMERMAN BARBARA J
1607 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

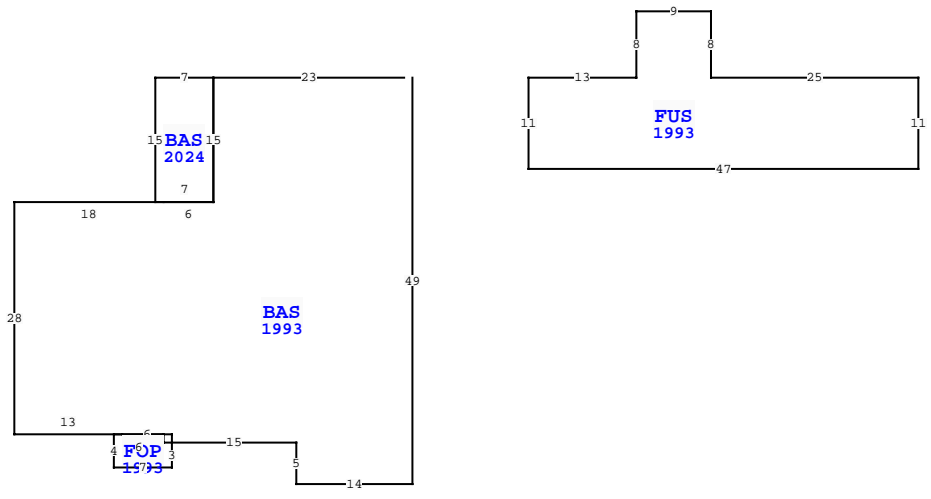
2024

00-00-31-1600-0044-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,803	100	1,803
BAS	105	100	105
FOP	27	30	8
FUS	589	100	589
TOTALS	2,524		2,505
			316,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,505	116.9280	146.16	366,131	1952	1995		0	0	13.50	86.50
1 SNGL FAM - 100% - 2022 Heated Area: 2497 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,562
TOTAL MARKET OB/XF VALUE		13,699
TOTAL LAND VALUE - MARKET		277,984
TOTAL MARKET VALUE		631,245
SOH/AGL Deduction		127,197
ASSESSED VALUE		504,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		454,048
TOTAL JUST VALUE		631,245
NCON VALUE		22,245
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222569	FOP & LAUNDRY RM	35,000	01/11/2023
20160599	GARAGE	34,275	03/04/2016
20141830	175'ALUM	0	08/20/2014
20101566	REPAIR/RRF	1,800	09/14/2010
20090851	H/AC	3,500	07/01/2009
972264	REPAIR/RRF	1,200	11/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE	U	I	11	100
GRANTOR: YOKLEY JOHN I II &						
GRANTEE: GUILLORY ADAM						
2300/1469	8/26/2019	WD	Q	I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

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
1	0810	CONCRETE A	0	100	0	0			590.00	100	1960	1960
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1960	1960
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1952	1952
4	0462	ST/AL FNC	0	100	0	0	SF	10.00	10.00	100	2014	2014
5	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2024	2023

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		R-1	73.00	162.00	73.00	FF		1.00

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] W23 S15 D0L6 U0L18 S28 E13 E6 S1 E15 S5 E14 N49 \$												
FUS=[YR=1993;ORIG=15,0] E13 N8 E9 S8 E25 S11 W47 N11 \$												
FOP=[YR=1993;ORIG=-35,43] S4 E7 N3 W1 N1 W6 \$												
PTR=[ORIG=0,0] E15 W15 \$												
BAS=[YR=2024;ORIG=-30,0] E7 S15 W7 N15 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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		R-1	73.00	162.00	73.00	FF		1.00	1.00	1.19	3,200.00	3,808.00	277,984								

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 1607 ATLANTIC AVE
 FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level 05	
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
BAS	768	100	768
FOP	448	30	134
		SUBAREA MARKET VALUE	
		19,463	
		3,396	
TOTALS	1,216	902	22,859

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2022	
					Heated Area: 768				HX Base Yr 2022				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Diagram showing two lots: FOP 2024 (left) and BAS 2016 (right).</p> <p>Dimensions: 14' x 32' for FOP, 24' x 32' for BAS.</p> </div>													
BLD DATE: _____ LGL DATE: 03/27/2024 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____													

NASSAU COUNTY PROPERTY			PAGE 2 of 2
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ASSESSED VALUE			504,048
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			454,048
TOTAL JUST VALUE			631,245
NCON VALUE			22,245
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			525,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9294	REMODEL	12,000	09/13/1995
BP4365	N/A	3,000	06/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE U		I	11	100
GRANTOR: YOKLEY JOHN I II &						
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2300/1469	8/26/2019	WD Q		I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

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
1607 ATLANTIC AVE, FERNANDINA BEACH																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016;ORIG=-8,32] W24 N32 E24 S32 \$
FOP=[YR=2024;ORIG=-46,0] E14 S32 W14 N32 \$

LAND DESCRIPTION	TOTAL OB/XF																							
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