



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

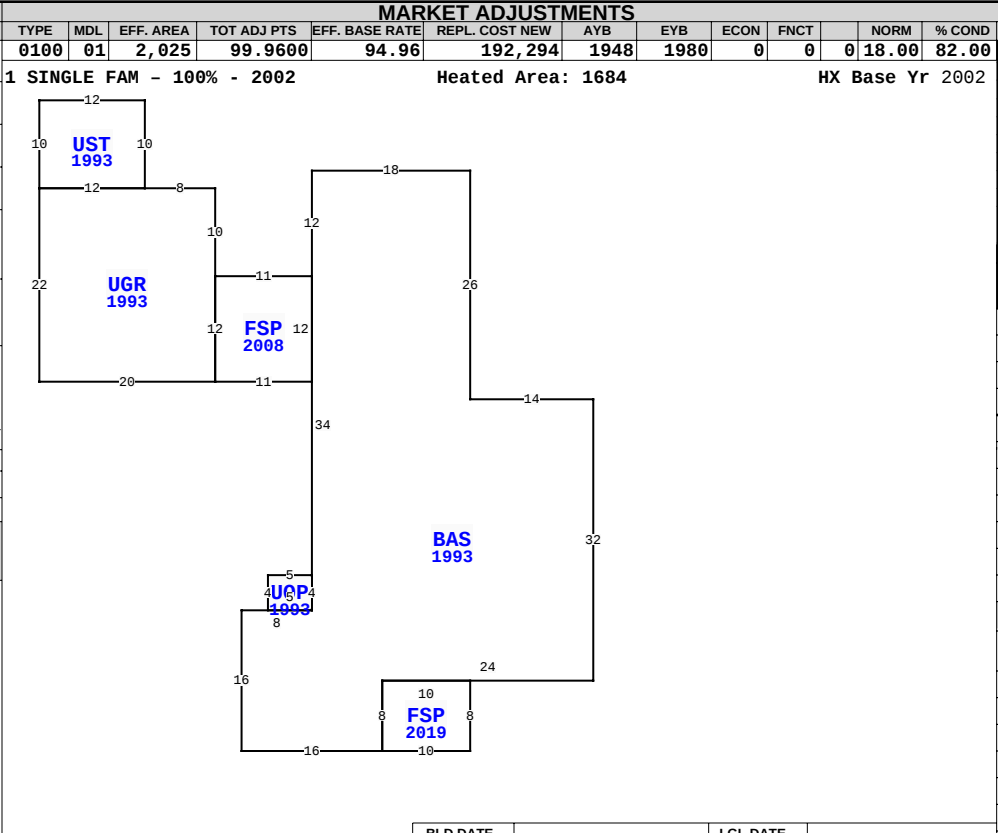
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	131,129
FSP	132	40	53	4,127
FSP	80	40	32	2,492
UGR	440	45	198	15,418
UOP	20	20	4	312
UST	120	45	54	4,205

TOTALS	2,476		2,025	157,681
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	4	37	148.00	SF	6.50	6.50	100	1980
2	0855	CONC PAVER	0 100	0	0	396.00	SF	7.00	7.00	100	2009
3	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50	100	1980

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		R-1	78.00	162.00	78.00	FF	



1609 ATLANTIC AV, FERNANDINA BEACH	BLD DATE	LGL DATE	03/27/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	32.5	313	
100	2009	2009	3	90	2,495	
100	1980	1980	3	32.5	63	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		157,681	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		292,032	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		108,195	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		372,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190515	SRENCL	750	08/30/2019
20120489	REMODEL	14,933	03/23/2012
20063212	DEMOLITION	0	12/20/2005
B9030	REPAIR/RRF	7,500	04/24/1995
8388	REPAIR/RRF	6,000	06/15/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0859/1914	12/22/1998	QC	U	I	06
GRANTOR: GUESS LORENA RUCKER &					SALE PRICE
GRANTEE: GUESS LORENA RUCKER					
0700/1232	3/17/1994	WD	Q	I	
GRANTOR: STOBOR LORRAINE GUARD					60,000
GRANTEE: GUESS LORENA & WILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 N26 W18 S12 FSP=[YR=2008] W11 UGR=[YR=1993] N10 W8 UST=[YR=1993] N10 W12 S10 E12 \$ W12 S22 E20 N12 \$ S12 E11 N12 \$ S34 UOP=[YR=1993] W5 S4 E5 N4 \$ S4 W8 S16 E16 FSP=[YR=2019] E10 N8 W10 S8 \$ N8 E24 N32 \$.											