

N 193' OF W 136.5' OF E 166.5'  
OF OUTLOT 187  
IN OR 1754/922

PAXTON BLAKE E & KALEN  
1718 ATLANTIC AVE  
FERNANDINA BEACH, FL 32034-2848

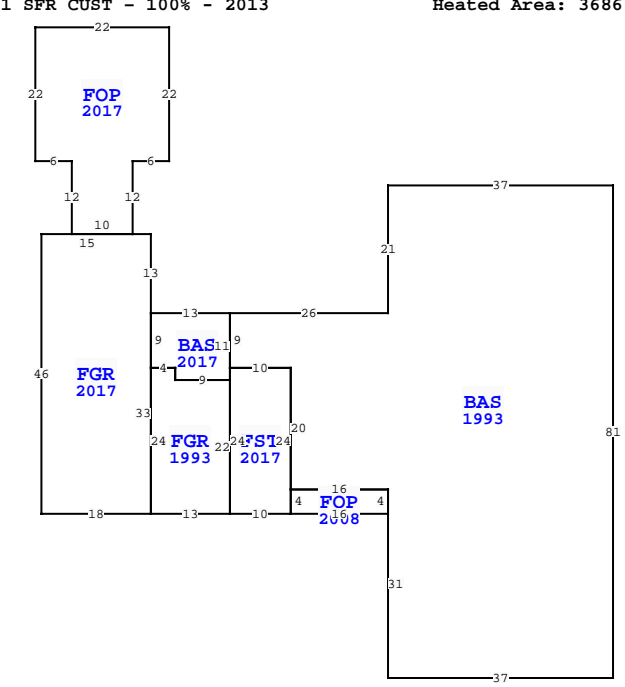
2024

00-00-31-1600-0187-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	21	STONE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	3,551	100	3,551
BAS	135	100	135
FGR	294	55	162
FGR	828	55	455
FOP	64	30	19
FOP	604	30	181
FST	240	55	132
TOTALS	5,716		4,635
			611,278

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2013	Heated Area: 3686					HX	Base Yr 2013



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			611,278
TOTAL MARKET OB/XF VALUE			156,858
TOTAL LAND VALUE - MARKET			377,520
TOTAL MARKET VALUE			1,145,656
SOH/AGL Deduction			637,300
ASSESSED VALUE			508,356
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			458,356
TOTAL JUST VALUE			1,145,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			929,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170573	ADDITION	166,500	03/01/2017
20162837	DEMO POOL	0	10/18/2016
20121860	BRICK PAVER W/CON	0	09/10/2012
20120293	GAS	700	02/23/2012
20120151	REMODEL	1,200	01/30/2012
20112146	REMODEL	68,000	11/10/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0922	8/29/2011	WD	Q	I	02	310,000
GRANTOR: DURRANT ROBERT E						
GRANTEE: PAXTON BLAKE E & KA						
1234/1566	6/04/2004	WD	Q	I		450,000
GRANTOR: ANSLEY MARY & ABSALOM						
GRANTEE: DURRANT ROBERT E &						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	460
2	0855	CONC PAVER	0	100	0	2,089.00	SF	10.00	10.00	19,428
3	0855	CONC PAVER	0	100	0	1,620.00	SF	10.00	10.00	15,714
4	0855	CONC PAVER	0	100	5	205.00	SF	10.00	10.00	1,989
5	0855	CONC PAVER	0	100	0	480.00	SF	20.00	20.00	8,928
6	0861	POOL GUNIT	0	100	0	716.00	SF	85.00	85.00	51,122
7	0857	SANDSTONE/	0	100	0	1,949.00	SF	16.00	16.00	30,872
8	0855	CONC PAVER	0	100	0	696.00	SF	10.00	10.00	6,751
9	0462	ST/AL FNC	0	100	0	1,410.00	SF	10.00	10.00	11,844
10	0600	SUMMER KIT	0	100	0	1.00	UT	12,500.00	12,500.00	9,750

TOTAL OB/XF																	
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	
1718 ATLANTIC AV, FERNANDINA BEACH																	
												BLD DATE	02/06/2014	KK	LGL DATE		
												XF DATE			LAND DATE	03/27/2024	MLU
												INC DATE			AG DATE		
TOTAL OB/XF 156,858																	

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=1993] W37 S21 W26 BAS=[YR=2017] W13 FGR=[YR=2017] N13 W3 FOP=[YR=2017] N12 E6 N22 W22 S22 E6 S12 E10\$ W15 S46 E18 FGR=[YR=1993] E13 FST=[YR=2017] E10 FOP=[YR=2008] E16 N4 W16 S4\$ N24 W10 S24\$ N22 W9 N2 W4 S24\$ N33 \$ S9 E4 S2 E9 N11\$ S9 E10 S20 E16 S31 E37 N81\$.

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	0003	R-1	130.00	193.00	130.00	FF	1	1.21	1.00	0.91	3,200.00	2,904.00	377,520							