N1/2 OF W 120 FT OF OUTLOT 231
IN OR 1886/505
OUT LOTS

KELLY MICHAEL S & MELISSA TOWNSEND
1902 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0231-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

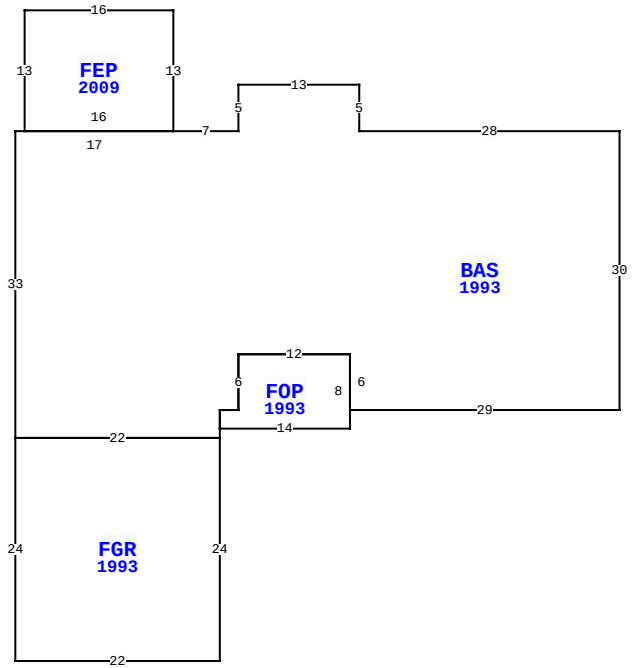
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	254,063
FEP	208	80	166	20,992
FGR	528	55	290	36,674
FOP	100	30	30	3,794
TOTALS	2,845		2,495	315,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,495	132.2496	165.31	412,448	1973	1995	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 2014 Heated Area: 2009 HX Base Yr 2014



1902 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		315,523
TOTAL MARKET OB/XF VALUE		7,067
TOTAL LAND VALUE - MARKET		331,200
TOTAL MARKET VALUE		653,790
SOH/AGL Deduction		335,916
ASSESSED VALUE		317,874
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,874
TOTAL JUST VALUE		653,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090830	H/AC	10,300	06/29/2009
20033504	REPAIR/RRF	7,000	07/16/2003
8524	XFOB	1,800	08/25/1994
6913	REPAIR/RRF	3,000	02/17/1992
BP 4198	N/A	2,800	06/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/0505	10/18/2013	WD	Q	I	02	310,000
GRANTOR: OLIVER JAMES G TRUSTE						
GRANTEE: KELLY MICHAEL SCOTT						
1600/1867	1/15/2008	WD	U	I	01	100
GRANTOR: OLIVER JAMES G						
GRANTEE: OLIVER JAMES G TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28N5W13S5W7 FEP=[YR=2009] N13W16S13E16$W17S33
FGR=[YR=1993] S24E22N24W22$E22N1 FOP=[YR=1993] E14
N8W12S6W2S2$N2E2N6E12S6E29N30$.

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	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1973	1973	3	24	2,340	
2	0801	ASPHALT A	0	100	0	0	750.00	SF	3.00	3.00	100	1973	1973	3	50	1,125	
3	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1993	1993	3	66	2,402	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,067

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	0003	R-1	90.00	150.00	90.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	331,200							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 331,200 Market: 0 Agricultural: 0 Common: 331,200 PRINTED 08/06/2024 BY SYS