



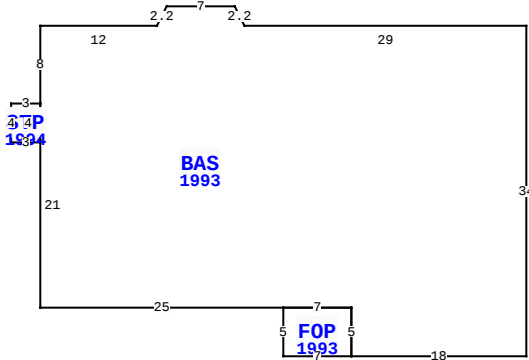
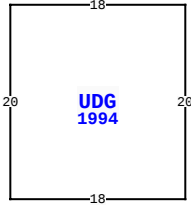
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	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	1,556	100	1,556	127,436
FOP	35	30	10	819
STP	12	10	1	82
UDG	360	55	198	16,216
TOTALS	1,963		1,765	144,554

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	704.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	830.00	SF	6.50	6.50	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	98.00	151.00	98.00	FF 1	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,765	112.0000	140.00	247,100	1934	1960	0	0	41.50	58.50
1 SNGL FAM - 100% - 2021											
Heated Area: 1556 HX Base Yr 2021											
1641 ATLANTIC AV, FERNANDINA BEACH											
BLD DATE: 03/27/2024 MLU											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	144,554		
TOTAL MARKET OB/XF VALUE	5,698		
TOTAL LAND VALUE - MARKET	360,640		
TOTAL MARKET VALUE	510,892		
SOH/AGL Deduction	218,944		
ASSESSED VALUE	291,948		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	241,948		
TOTAL JUST VALUE	510,892		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	414,944		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0577	POOL		09/27/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2398/0889	10/05/2020	WD	Q	I	01	337,000	
GRANTOR: STEVENSON JOHN L & KA							
GRANTEE: BENGE STEPHEN P SR							
2352/1054	4/07/2020	WD	Q	I	01	280,000	
GRANTOR: GREENWOOD DANIEL J							
GRANTEE: STEVENSON JOHN L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 U2 L1 W7 D2 L1 W12 S8 STP=[YR=1994] W3 S4 E3 N4\$ S21 E25 FOP=[YR=1993] S5E7 N5W7\$ E7 S5 E18 N34\$ PTR= W75 UDG=[YR=1994] W18 S20 E18N20\$E75\$.											