

BLOCK D LOTS 5 6 7 8 &
S25 FT OF LOT 4
IN OR 2012/1698

MOORE JOHN MICHAEL & JOI M
1927 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1660-000D-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ 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
BAS	1,768	100
FCP	685	25
FOP	56	30
FSP	96	40
FST	119	55
UOP	48	20
TOTALS	2,772	2,069

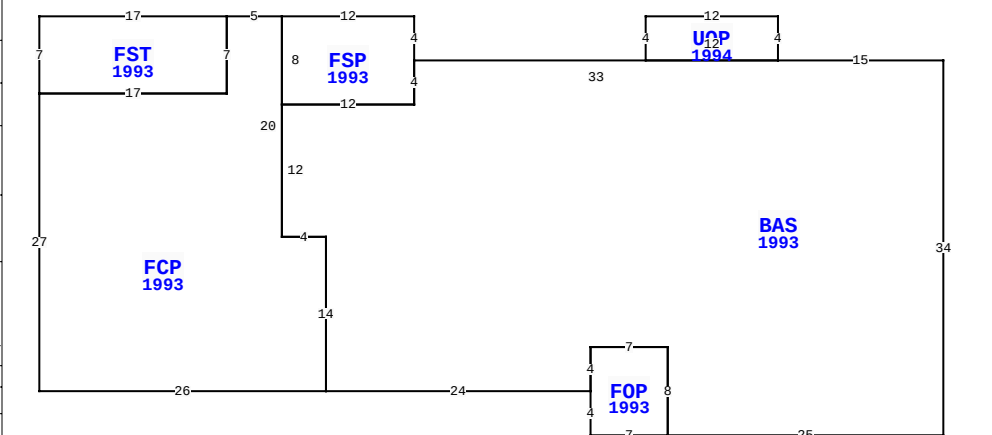
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	140,076
FCP	685	25	171	13,548
FOP	56	30	17	1,347
FSP	96	40	38	3,011
FST	119	55	65	5,150
UOP	48	20	10	792
TOTALS	2,772		2,069	163,924

EXTRA FEATURES		1927 ATLANTIC AVE, FERNANDINA BEACH
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B
2	0504	FP-ELECTRI
3	0850	PEBBLE WLK
4	0819	CONC 12"
5	0819	CONC 12"
6	0810	CONCRETE A
7	0855	CONC PAVER

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
1	0811	CONCRETE B	0	100	0	0		1,544.00	SF 5.20	5.20	100	2018	2018	3	97	7,788
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1960	1960	3	22	440
3	0850	PEBBLE WLK	0	100	79	7		553.00	SF 3.50	3.50	100	1960	1960	3	20	387
4	0819	CONC 12"	0	100	17	4		68.00	SF 9.50	9.50	100	1960	1960	3	20	129
5	0819	CONC 12"	0	100	4	4		16.00	SF 9.50	9.50	100	1960	1960	3	20	30
6	0810	CONCRETE A	0	100	72	3		216.00	SF 6.50	6.50	100	2018	2018	3	97	1,362
7	0855	CONC PAVER	0	100	0	0		509.00	SF 7.00	7.00	100	2018	2018	3	97	3,456

LAND DESCRIPTION						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	
1	000100	C	SFR	100		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,069	109.6620	104.18	215,548	1960	1980	0	0	0	23.95	76.05
1 SINGLE FAM - 100% - 2021 Heated Area: 1768 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,460	
TOTAL MARKET OB/XF VALUE		13,592	
TOTAL LAND VALUE - MARKET		571,200	
TOTAL MARKET VALUE		767,252	
SOH/AGL Deduction		315,979	
ASSESSED VALUE		451,273	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		401,273	
TOTAL JUST VALUE		767,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		617,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190282	ADDITION	0	04/23/2019
20110026	REPAIR/RRF	5,000	01/05/2011
20101109	REMODEL	2,395	07/08/2010
4377	REPAIR/RRF	4,400	06/29/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1698	11/05/2015	WD	Q	I	01	305,000
GRANTOR: HANDEL JUDITH ET AL						
GRANTEE: MOORE JOHN MICHAEL						
1703/0640	9/30/2010	QC	U	I	11	100
GRANTOR: LASSERRE J S						
GRANTEE: HANDEL JUDITH L & J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 UOP=[YR=1994] N4 W12 S4 E12\$ W33 FSP=[YR=1993] N4 W12 FCP=[YR=1993] W5 FST=[YR=1993] W17 S7 E17 N7 \$ S7 W17 S27 E26 N14 W4 N20 \$ S8 E12 N4 \$ S4 W12 S12 E4 S14 E24 FOP=[YR=1993] S4 E7 N8 W7 S4 \$ N4 E7 S8 E25 N34 \$	

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