



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	02	ROLL COMP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

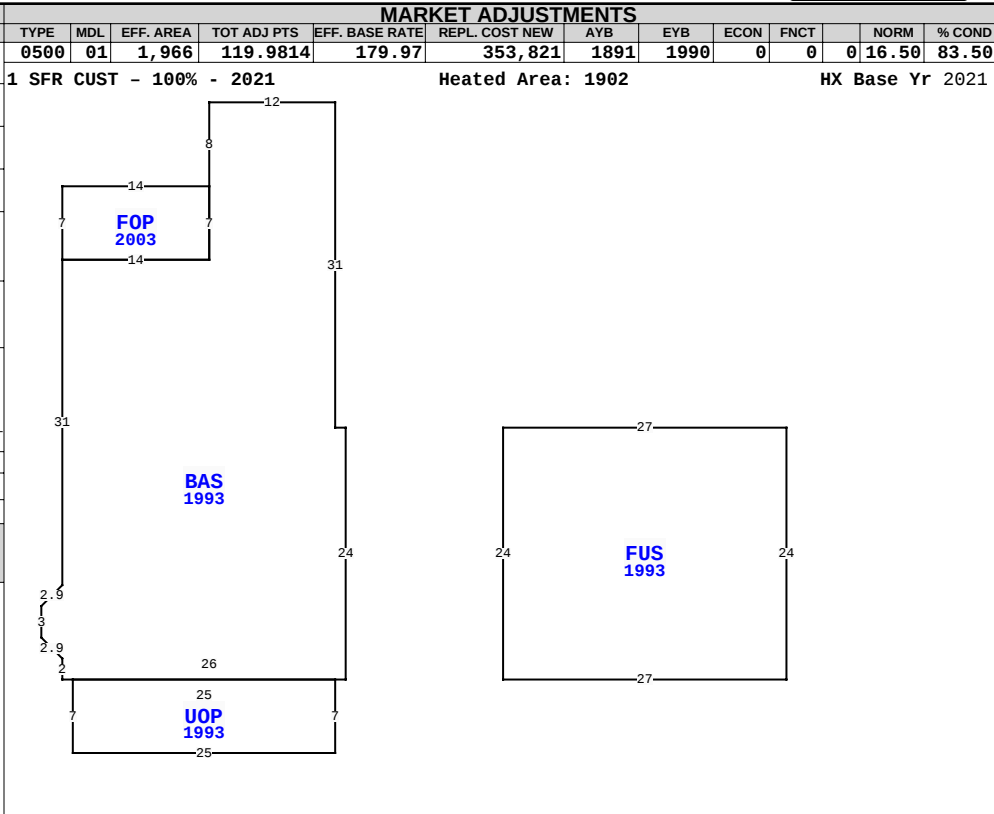
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	188,444
FOP	98	30	29	4,358
FUS	648	100	648	97,379
UOP	175	20	35	5,260

TOTALS	2,175	1,966	295,441
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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	0940	SHEDS/PORT	0 100	16	11	176.00	SF	13.20	13.20	100	2003
2	0830	FLAGSTONE	0 100	16	6	96.00	SF	12.00	12.00	100	1940
3	0819	CONC 12"	0 100	4	8	32.00	SF	9.50	9.50	100	1940
4	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	1999
5	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2003
6	0940	SHEDS/PORT	0 100	7	3	21.00	SF	30.00	30.00	100	2003
7	0858	SCULP CONC	0 100	0	0	540.00	SF	13.00	13.00	100	2003
8	0851	PATIO STON	0 100	8	8	64.00	SF	0.75	0.75	100	2003
9	1076	TRELLIS A	0 100	8	11	88.00	SF	7.50	7.50	100	2003

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	0003	C-3	50.00	100.00	5,000.00	SF	



810 ATLANTIC AV, FERNANDINA BEACH

810 ATLANTIC AV, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
176.00	SF	13.20	13.20	100	2003	2003	3	21	488	
96.00	SF	12.00	12.00	100	1940	1940	3	20	230	
32.00	SF	9.50	9.50	100	1940	1940	3	20	61	
12.00	SF	10.00	10.00	100	1999	1999	3	20	24	
12.00	SF	10.00	10.00	100	2003	2003	3	21	25	
21.00	SF	30.00	30.00	100	2003	2003	3	21	132	
540.00	SF	13.00	13.00	100	2003	2003	3	95	6,669	
64.00	SF	0.75	0.75	100	2003	2003	3	83	40	
88.00	SF	7.50	7.50	100	2003	2003	3	32	211	

TOTAL OB/XF											7,880		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL	
03	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	2	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						295,441					
TOTAL MARKET OB/XF VALUE						7,880					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						553,321					
SOH/AGL Deduction						59,086					
ASSESSED VALUE						494,235					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						444,235					
TOTAL JUST VALUE						553,321					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						540,355					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181112	MTLR00F	16,500	04/03/2018
20111007	H/AC	2,800	06/21/2011
20091307	REPAIR/RRF	1,800	09/28/2009
20040978	REPAIR/RRF	3,000	05/28/2004
20040883	H/AC	3,000	05/12/2004
2003915	REMODEL	10,500	09/07/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2385/0847	8/18/2020	WD	Q	I	01	565,000	
GRANTOR: CARLSEN WILLIAM F LIV							
GRANTEE: BLAND BRIAN KELBY &							
2052/1841	6/13/2016	QC	U	I	11	100	
GRANTOR: 810 ATLANTIC LLC							
GRANTEE: CARLSEN WILLIAM F L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N31 W12 S8 FOP=[YR=2003] W14 S7 E14 N7 \$ S7 W14 S31 L2 D2 S3 R2 D2 S2 E1 UOP=[YR=1993] S7 E25 N7 W25 \$ E26 N24 \$ PTR= E15 FUS=[YR=1993] E27 S24 W27 N24 \$ W15 \$.											