

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,388	90.8960	113.62	157,705	1925	1985	0	0	26.50	73.50

1 SNGL FAM - 0% - 0
Heated Area: 1254
HX Base Yr

902 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

Quality	02 Quality Level 02			
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	916	100	916	76,496
FEP	168	80	134	11,190
FUS	338	100	338	28,227
TOTALS	1,422		1,388	115,913

EXTRA FEATURES															
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	0825	BRICK	0	0	6	3	18.00	SF 12.50	100	1970	1970	3	56	126	

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			115,913
TOTAL MARKET OB/XF VALUE			126
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			266,039
SOH/AGL Deduction			68,870
ASSESSED VALUE			197,169
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,169
TOTAL JUST VALUE			266,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002904	REPAIR/RRF	1,500	05/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0651/0778	3/12/1992	WD	U	I	09	175,000
GRANTOR: TABER ROBERT & F						
GRANTEE: FIRST MISSIONARY						
0289/0726	4/01/1979	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W19N24 W10 S24 E3 S26 E1 FEP=[YR=1993] S7 E24 N7 W24\$ E25 N26\$ PTR= E10S10 FUS=[YR=1993] E26 S13 W26 N13\$ N10W10\$.