

BLK 243 E 105FT OF LOT 1 &
E 105FT OF N 43FT OF OF LOT 2
& W1/2 TRACT D OF LOT 10

FANELLI DEBORAH L
1320 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-0011



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100		0900	01	3,613	108.5805	135.73	490,392	1949	2010		0	0	6.00	94.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022										Heated Area: 2954					HX Base Yr 2022					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 90												BUILDING MARKET VALUE										460,968									
Roof Cover	12	MODULAR MT 10												TOTAL MARKET OB/XF VALUE										12,340									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										727,775									
Interior Floo	12	HARDWOOD 90												TOTAL MARKET VALUE										1,201,083									
Interior Floo	11	CLAY TILE 10												SOH/AGL Deduction										581,647									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										619,436									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bedrooms	3	100												BASE TAXABLE VALUE										569,436									
Bathrooms	3.5	100												TOTAL JUST VALUE										1,201,083									
Frame	02	WOOD FRAME 100												NCON VALUE										303,021									
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE										579,414									
BUD\$ 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	1,892	100	1,892	241,393																													
BAS	140	100	140	17,862																													
BAS	170	100	170	21,690																													
BAS	130	100	130	16,586																													
BAS	622	100	622	79,359																													
FGR	644	55	354	45,165																													
FOP	191	30	57	7,273																													
FOP	428	30	128	16,331																													
FST	210	55	116	14,800																													
STR	16	10	2	255																													
TOTALS	4,459		3,613	460,968																													
EXTRA FEATURES				1320 ATLANTIC AV, FERNANDINA BEACH										BLD DATE				LGL DATE		04/24/2024		TD											
														XF DATE				LAND DATE															
														INC DATE				AG DATE															
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																	
4	0812	CONCRETE C	0 100	0	0	2,786.00	SF	4.00	4.00	100	2024	2023		100	11,144																		
5	0810	CONCRETE A	0 100	0	0	184.00	SF	6.50	6.50	100	2024	2023		100	1,196																		