

BLK 243 W 125FT OF N 125FT
OF LOT 1
IN OR 1835/696

ROSS DEAN & ANNA
1306 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 90
Roof Cover	03 COMP SHNGL 10
Interior Wall	05 DRYWALL 80
Interior Wall	03 PLASTER 20
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	7 100
Bathrooms	5 100
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	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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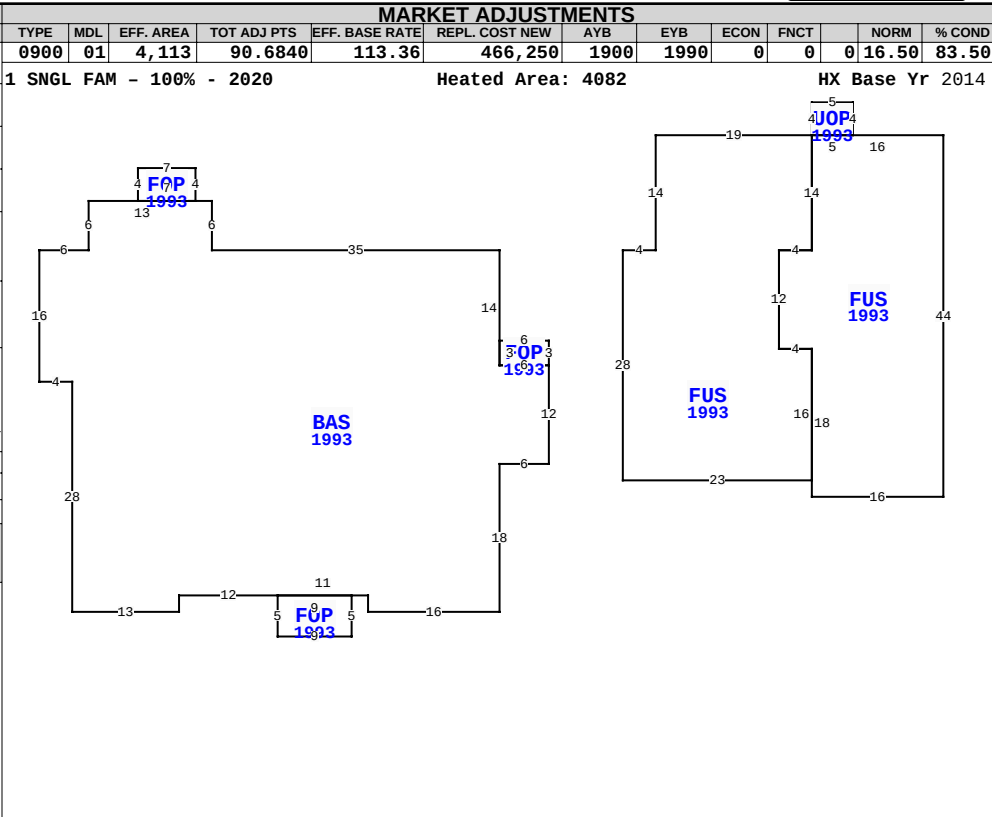
NEIGHBORHOOD/LOC	1012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	233,610
FOP	18	30	5	473
FOP	28	30	8	757
FOP	45	30	14	1,325
FUS	752	100	752	71,181
FUS	862	100	862	81,593
UOP	20	20	4	378

TOTALS	4,193	4,113	389,319
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	0	0	269.00	SF	6.50	6.50	
3	0825	BRICK	0	100	0	0	137.00	SF	12.50	12.50	
4	0810	CONCRETE A	0	100	112	2	224.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	29	12	348.00	SF	6.50	6.50	
7	1241	WD DECK G	0	100	20	4	80.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	MU-1			15,625.00	SF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024
INC DATE		AG DATE	TD

TOTAL OB/XF											
4,398											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		389,319	
TOTAL MARKET OB/XF VALUE		4,398	
TOTAL LAND VALUE - MARKET		390,625	
TOTAL MARKET VALUE		784,342	
SOH/AGL Deduction		270,422	
ASSESSED VALUE		513,920	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		463,920	
TOTAL JUST VALUE		784,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		681,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100939	5 TON H/AC	3,500	06/07/2010
991743	METAL ROOF	6,000	12/08/1999
7824	REMODEL	40,000	07/27/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1835/0696	1/09/2013	WD	Q	I	02
GRANTOR: WEIR CHARLES & MARY					SALE PRICE
GRANTEE: ROSS DEAN & ANNA					
1665/0724	10/27/2009	QC	U	I	11
GRANTOR: SUTTON FUNDING LLC					100
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W35 N6 W2 FOP=[YR=1993] N4 W7 S4 E7 \$ W13 S6 W6 S16 E4 S28 E13 N2 E12 FOP=[YR=1993] S5 E9 N5 W9 \$ E11 S2 E16 N18 E6 N12 FOP=[YR=1993] N3 W6 S3 E6 \$ W6 N14 \$ PTR= E15 FUS=[YR=1993] E4 N14 E19 UOP=[YR=1993] N4 E5 S4 W5 \$ FUS=[YR=1993] E16 S44 W16 N18 W4 N12 E4 N14 \$ S14 W4 S12 E4 S16 W23 N28 \$ W15 \$.											