



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	70
Exterior Wall	16	WD FR STUC	30
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		13	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Quotaency	00	OWNERS	00 03
DOR CODE		1720	MEDICAL OFFICE
MAP NUM			MKT AREA 01
NEIGHBORHOOD/LOC		1010	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	84,530
BAS	656	100	656	22,726
CAN	80	30	24	831

TOTALS	3,176		3,120	108,087
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L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	8	10	80.00	SF	6.50	100	1960	1960	3	20	104	
2	0803	ASPHALT C	0	0	0	0	0	6,320.00	SF	2.00	100	1999	1999	3	50	6,320	
3	0443	STK FNC 6'	0	0	0	0	0	197.00	LF	10.00	100	1999	1999	3	20	394	
4	0825	BRICK	0	0	0	0	0	358.00	SF	12.50	100	1999	1999	3	93	4,162	
5	0819	CONC 12"	0	0	36	6	0	216.00	SF	9.50	100	1999	1999	3	77	1,580	
6	1126	CB/STC 8"	0	0	0	0	0	594.00	SF	8.00	100	1999	1999	3	77	3,659	
7	0810	CONCRETE A	0	0	5	9	0	45.00	SF	6.50	100	1999	1999	3	77	225	
8	0646	LWN SPRK H	0	0	0	0	0	30.00	UT	2.00	100	1999	1999	3	23	14	
9	0648	LIGHTS-AV	0	0	0	0	0	15.00	UT	140.00	100	1999	1999	3	20	420	
10	0402	CONC BUMPE	0	0	0	0	0	13.00	UT	25.00	100	1999	1999	3	83	270	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001910	C	MEDICAL OF	0	

MARKET ADJUSTMENTS												HEATED AREA: 3096				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND							
1721	04	3,120	97.2036	157.47	491,306	1948	1985	0	0	25	53.00	22.00							
1 MDL OFFICE - 0% - 0																			

1325 ATLANTIC AV, FERNANDINA BEACH	BLD DATE 11/15/2021	KK	LGL DATE	
	XF DATE 11/15/2021	KK	LAND DATE	04/24/2024
	INC DATE 05/17/2024	REA	AG DATE	TD

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		108,087	
TOTAL MARKET OB/XF VALUE		17,148	
TOTAL LAND VALUE - MARKET		653,600	
TOTAL MARKET VALUE		778,835	
SOH/AGL Deduction		480,100	
ASSESSED VALUE		298,735	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		298,735	
TOTAL JUST VALUE		778,835	
NCON VALUE		0	
INCOME VALUE		755,303	
PREVIOUS YEAR MKT VALUE		320,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210075	ROOF	15,120	09/15/2021
20100123	OTHER	2,000	01/26/2010
20051619	SIGN	1,000	04/18/2005
20051620	ELEC OTHER	1,000	04/18/2005
19990343	ADDITION	42,210	04/30/1999
7973	REMODEL	2,000	11/10/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1646/1829	10/29/2009	WD	Q	I	01
GRANTOR: TREVETT HARRY R					
GRANTEE: LANDSMAN AND DORSCH					
0691/1686	11/05/1993	WD	Q	I	
GRANTOR: OWENS C K & SHIRLEY					
GRANTEE: TREVETT HARRY R					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W29 S2 W8 CAN=[YR=1993] N8 W10 S8 E10 \$ W20 N2 W31 S29 E37 BAS=[YR=1999] S24 E25 N24 W3 N2 W16 N2 W6 S4 \$ N4 E6 S2 E16 S2 E29 N29 \$.	