BLOCK 259 LOT W 130 FT OF
S 150 FT OF 1
IN OR 2645/1328

MOORE RANDAL B & CHARISSE J L/E/
1401 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0259-0012

BUILDING CHARACTERISTICS

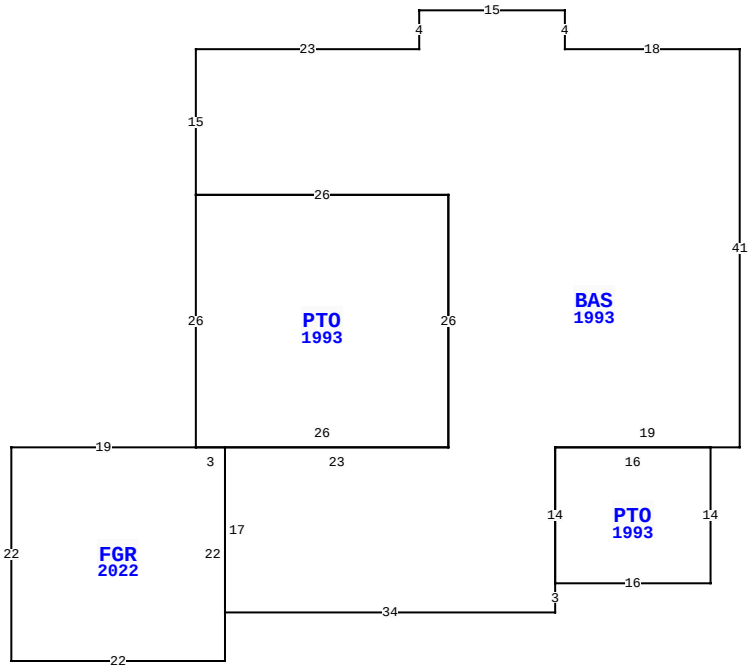
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	260,189
FGR	484	55	266	30,651
PTO	224	5	11	1,268
PTO	676	5	34	3,918
TOTALS	3,642		2,569	296,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,569	110.4000	138.00	354,522	1941	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 2258 HX Base Yr 2022



1401 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	08/08/2017 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,026
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		791,086
SOH/AGL Deduction		186,887
ASSESSED VALUE		604,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,199
TOTAL JUST VALUE		791,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171220	REPAIR/RRF	17,000	04/25/2017
20112216	SIGN	200	12/14/2011
20112047	SIGN	854	11/15/2011
20060974	H/AC	2,000	05/08/2006
8105	REMODEL	6,600	01/20/1994
8023	XFOB	2,000	12/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/1328	5/31/2023	LE	U	I	11	100
GRANTOR: MOORE RANDALL B & CHA						
GRANTEE: MOORE ERIN CHARISSE						
2525/1150	12/29/2021	WD	Q	I	01	600,000
GRANTOR: ATLANTIC1401 HOLDINGS						
GRANTEE: MOORE RANDALL B & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 W15 S4 W23 S15 PTO=[YR=1993] S26
FGR=[YR=2022] W19 S22 E22 N22 W3$ E26 N26 W26$ E26 S26 W23
S17 E34 N3 PTO=[YR=1993] E16 N14 W16 S14$ N14 E19 N41$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	3,255	
3	0810	CONCRETE A	0	100	23	18	414.00	SF	6.50	6.50	100	1993	1993	3	66	1,776	
4	0810	CONCRETE A	0	100	0	0	366.00	SF	6.50	6.50	100	1995	1995	3	70	1,665	

LAND DESCRIPTION

TOTAL OB/XF 7,560

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100	0003	MU-1			19,500.00	SF		1.00	1.00	1.00	25.00	25.00	487,500							

REVIEW DATE 02/17/2023 BY TW Total Acres: 0.45 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/06/2024 BY SYS