

BLOCK 259 PT OF S144 FT OF
E130 FT OF LOT 10
IN OR 2115/1694

WILLIAMS HUGH
1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0259-0101



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 70
Interior Wall	05 DRYWALL 30
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

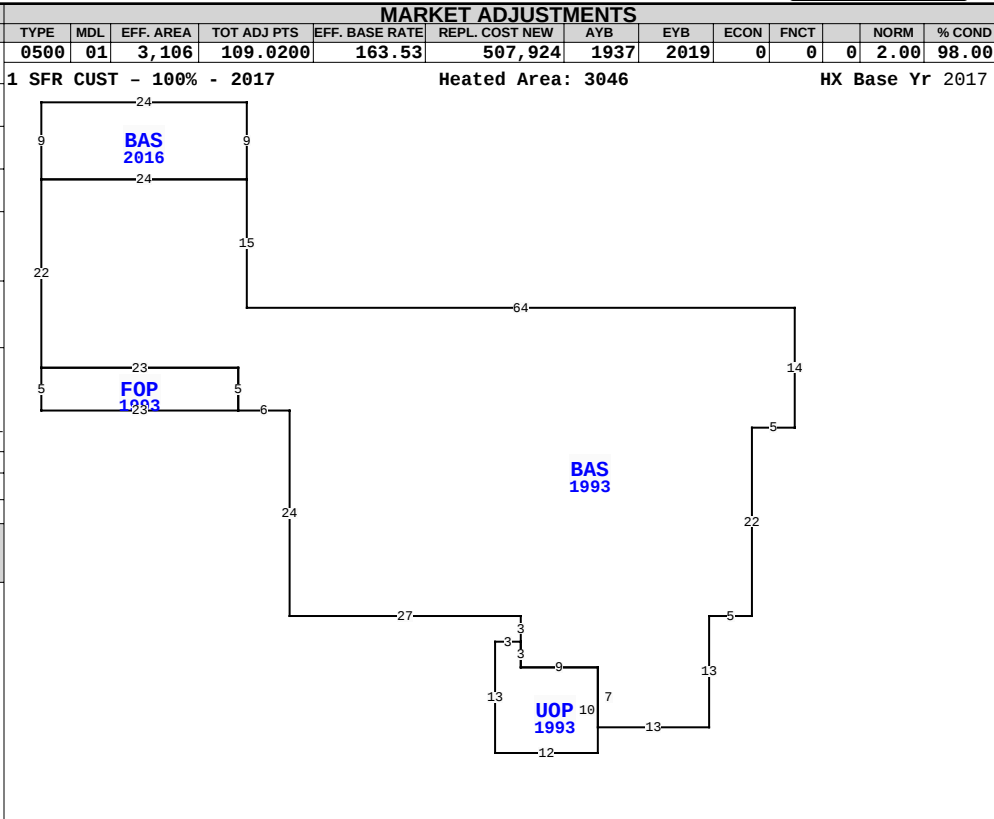
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	453,534
BAS	216	100	216	34,616
FOP	115	30	34	5,449
UOP	129	20	26	4,167

TOTALS	3,290	3,106	497,766
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	0	0	490.00	SF	85.00	85.00
2	0811	CONCRETE B	0 100	0	0	276.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	0	0	120.00	SF	20.00	20.00
4	0855	CONC PAVER	0 100	0	0	230.00	SF	20.00	20.00
5	0855	CONC PAVER	0 100	0	0	484.00	SF	10.00	10.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
7	0855	CONC PAVER	0 100	0	0	672.00	SF	7.00	7.00
8	0835	QUARY TILE	0 100	0	0	1,430.00	SF	10.00	10.00
9	0855	CONC PAVER	0 100	0	0	3,801.00	SF	7.00	7.00
10	0350	CARPORT WD	0 100	16	30	480.00	SF	22.75	22.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	130.00	144.00	130.00



BLD DATE	08/01/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
100,375									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	0	0	490.00	SF	85.00	85.00
2	0811	CONCRETE B	0 100	0	0	276.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	0	0	120.00	SF	20.00	20.00
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1	000100	C	SFR	100	0003	R-1	130.00	144.00	130.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	497,766		
TOTAL MARKET OB/XF VALUE	100,375		
TOTAL LAND VALUE - MARKET	474,240		
TOTAL MARKET VALUE	1,072,381		
SOH/AGL Deduction	567,496		
ASSESSED VALUE	504,885		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	454,885		
TOTAL JUST VALUE	1,072,381		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	933,718		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190231	CARPORT	0	05/16/2019
20152789	REMODEL	50,000	12/02/2015
20061310	REPAIR/RRF	8,000	06/12/2006
8252	REPAIR/RRF	1,200	04/12/1994
7394	REPAIR/RRF	500	10/27/1992
4731	CARPORT	750	03/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/1694	4/21/2017	WD U	I	I	11
GRANTOR: ATLANTIC AVENUE LAND					
GRANTEE: WILLIAMS HUGH					
2007/0912	10/06/2015	WD Q	I	I	01
GRANTOR: DAVIS ELIZABETH S					
GRANTEE: THE ATLANTIC AVENUE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W64 N15 BAS=[YR=2016] N9 W24 S9 E24\$ W24 S22									
FOP=[YR=1993] S5 E23 N5 W23\$ E23 S5 E6 S24 E27 S3									
UOP=[YR=1993] W3 S13 E12 N10 W9 N3\$ S3 E9 S7 E13 N13 E5 N22									
E5 N14 \$.									