LOT 23 & W.40 FT OF LOT 24 &
S-1 OF TRACT F
IN OR 2166/1816

HENSLEY WILLIAM D JR &/HEINLEIN LAURA H
1865 ATLANTIC WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-155V-0023-0000

BUILDING CHARACTERISTICS

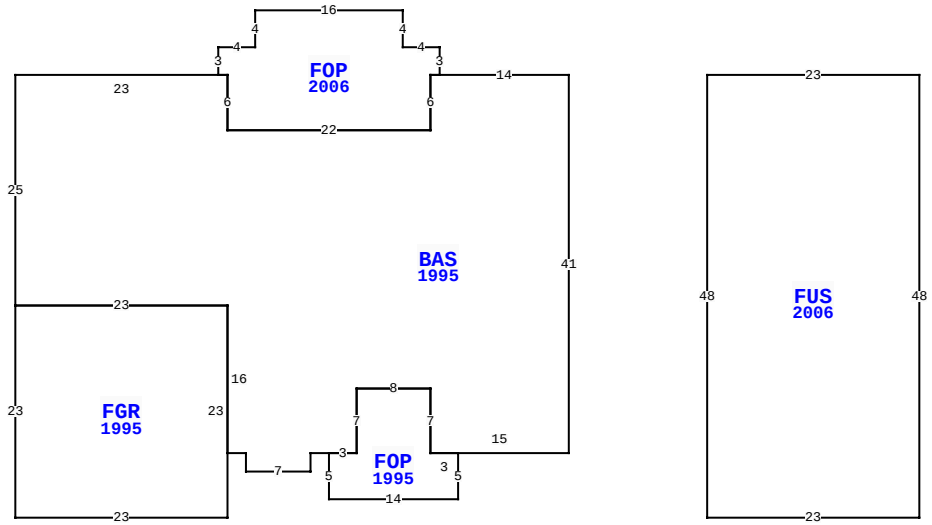
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	375,491
FGR	529	55	291	56,970
FOP	126	30	38	7,439
FOP	268	30	80	15,662
FUS	1,104	100	1,104	216,133
TOTALS	3,945		3,431	671,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,431	149.1600	223.74	767,652	1995	1998	0	0	0	12.50	87.50

1 SFR CUST – 0% - 0 Heated Area: 3022 HX Base Yr



1865 ATLANTIC WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	671,696
TOTAL MARKET OB/XF VALUE	6,417
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,078,113
SOH/AGL Deduction	285,276
ASSESSED VALUE	792,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,837
TOTAL JUST VALUE	1,078,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	998,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429528	TILE FLOORS	32,000	11/01/2014
M10448	MECH OTHER	0	10/01/2005
P09822	OTHER	0	08/01/2005
R07959	REPAIR/RRF	3,000	07/01/2005
B9401549	NEW CONSTR	88,474	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1816	12/28/2017	QC	U	I	11	100
GRANTOR: HENSLEY WILLIAM D TRU						
GRANTEE: HENSLEY WILLIAM D J						
1545/0163	1/08/2008	WD	U	I	07	100
GRANTOR: HENSLEY WILLIAM D & S						
GRANTEE: HENSLEY WILLIAM D T						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	930.00	SF	7.00	7.00	100	2008	2008	3	89	5,794	
2	0855	CONC PAVER	0	0	25	4	100.00	SF	7.00	7.00	100	2008	2008	3	89	623	

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=2006] N3 W4 N4 W16 S4 W4 S3 E1 S6 E22 N6 E1$ W1 S6 W22 N6 W23 S25 FGR=[YR=1995] S23 E23 N23 W23$ E23 S16 E2 S2 E7 N2 E2 FOP=[YR=1995] S5 E14 N5 W3 N7 W8 S7 W3$ E3 N7 E8 S7 E15 N41$ PTR=E15 FUS=[YR=2006] E23 S48 W23 N48$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 6,417

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS