BLOCK 24 LOT 11
IN OR 1557/1177
ESMT OR 1452/159

MILLER DAVID J
1636 NOLEN LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0024-0110

BUILDING CHARACTERISTICS

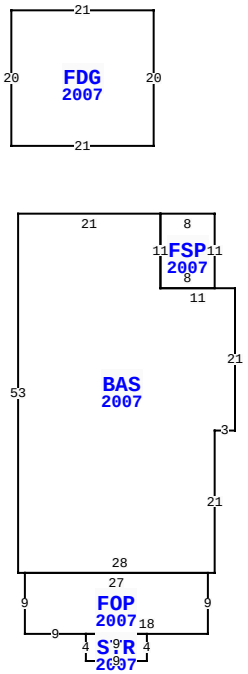
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	321,414
FDG	420	60	2007	252	53,569
FOP	243	30	2007	73	15,518
FSP	88	40	2007	35	7,440
STR	36	10	2007	4	850
TOTALS	2,299			1,876	398,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,876	146.2405	231.06	433,469	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2009 Heated Area: 1512 HX Base Yr 2009



1636 NOLEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,791
TOTAL MARKET OB/XF VALUE		1,523
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		600,314
SOH/AGL Deduction		297,370
ASSESSED VALUE		302,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,222
TOTAL JUST VALUE		600,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062224	GAS	150	09/25/2006
20062220	H/AC	8,300	09/25/2006
20061687	OTHER	7,000	07/14/2006
20061455	NEW CONSTR	2,000	06/27/2006
20061438	NEW CONSTR	285,000	06/26/2006
20061299	DEMOLITION	2,000	06/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1177	3/26/2008	WD	Q	I		362,000
GRANTOR: ROBERTS DONALD W JR &						
GRANTEE: MILLER DAVID J						
1393/0085	3/02/2006	WD	Q	V		110,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: ROBERTS DONALD W JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W8 BAS=[YR=2007] W21 S53E1 FOP=[YR=2007] S9E9 STR=[YR=2007] S4E9N4W9$ E18N9W27$E28N21 E3N21W11N11$ S11E8N11$ PTR=W9N10 FDG=[YR=2007] N20W21S20E21$ S10E9$.

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	0810	CONCRETE A	0	100	9	21	189.00	SF	6.50	6.50	100	2007	2007	3	87	1,069	
2	1242	WD DECK A	0	100	42	4	168.00	SF	10.00	10.00	100	2007	2007	3	27	454	

LAND DESCRIPTION

TOTAL OB/XF 1,523

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	RES	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS