BLOCK B LOT W 82 FT OF 3
& W 20FT OF E 54 FT OF LOT 3
(S-2 & S-3)

EFLEIN MARILYN E LIVING TRUST
1721 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000B-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

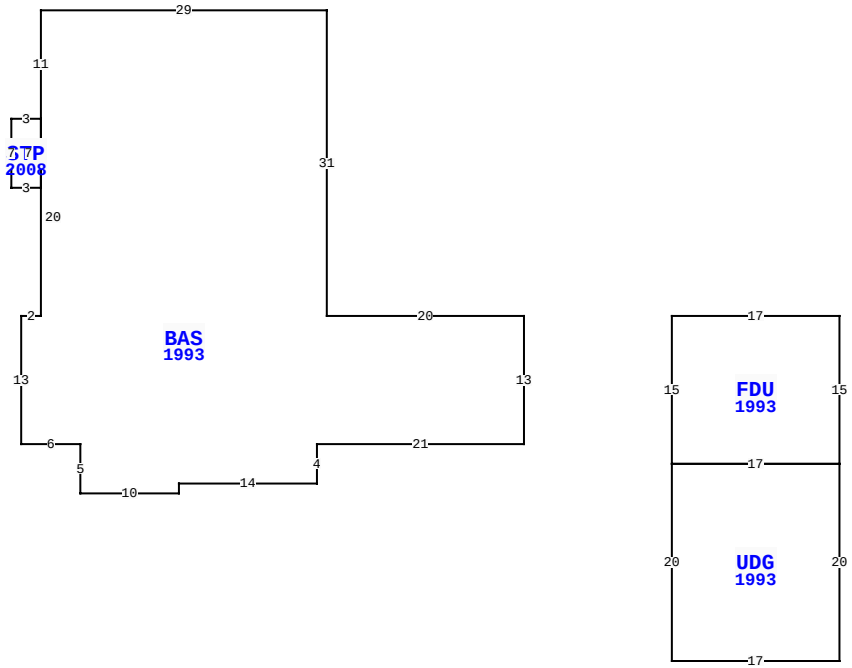
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1993	1,668	154,531
FDU	255	65	1993	166	15,379
STP	21	10	2008	2	185
UDG	340	55	1993	187	17,324
TOTALS	2,284			2,023	187,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	126.9100	126.91	256,739	1941	1980	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1668 HX Base Yr



1721 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,419
TOTAL MARKET OB/XF VALUE	5,014
TOTAL LAND VALUE - MARKET	319,056
TOTAL MARKET VALUE	511,489
SOH/AGL Deduction	0
ASSESSED VALUE	511,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,489
TOTAL JUST VALUE	511,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053117	H/AC	3,000	12/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1657	4/24/2018	QC	U	I	11	100
GRANTOR: EFLEIN MARILYN EVANS						
GRANTEE: EFLEIN MARILYN E LI						
0868/0189	2/16/1999	WD	U	V	16	20,000
GRANTOR: FISHLER ADELE						
GRANTEE: EFLEIN MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N31 W29 S11 STP=[YR=2008] W3 S7 E3 N7$ S20 W2 S13 E6 S5 E10 N1 E14 N4 E21 N13$ PTR=E15FDU=[YR=1993] E17 S15 UDG=[YR=1993] S20 W17 N20 E17$ W17 N15$ W15$.

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	0825	BRICK	0	0	20	18	360.00	SF	12.50	12.50	100	1983	1983	3	77	3,465	
2	0810	CONCRETE A	0	0	32	17	544.00	SF	6.50	6.50	100	1983	1983	3	38	1,344	
3	1076	TRELLIS A	0	0	7	17	119.00	SF	7.50	7.50	100	2000	2000	3	23	205	

LAND DESCRIPTION

TOTAL OB/XF 5,014

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	0	0003	R-1	102.00	152.00	102.00	FF		1.00	1.00	0.98	3,200.00	3,128.00	319,056							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 319,056 Market: 0 Agricultural: 0 Common: 319,056 PRINTED 07/30/2025 BY SYS