

BLOCK B LOT 4 E 54 FT OF 3
(EX S-3)
IN OR 879/1291

STEWART WILLIAM A & JACQUELINE
1741 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000B-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	3 100	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	1993	2,326	277,999
DCK	126	10	2007	13	1,554
DCK	481	10	2007	48	5,737
FOP	15	30	1993	4	478
FOP	21	30	2007	6	717
FOP	48	30	2007	14	1,673
FOP	60	30	2007	18	2,151
FSP	350	40	2007	140	16,733
SFB	1,144	80	2007	915	109,359

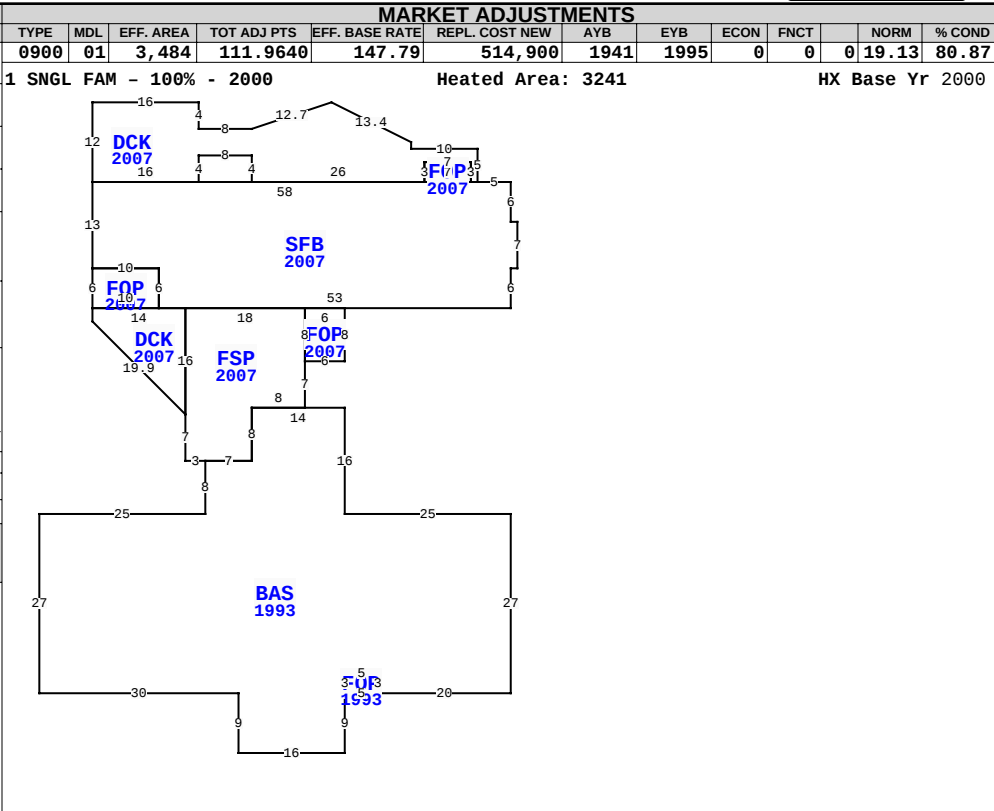
TOTALS	4,571			3,484	416,400
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0825	BRICK	0	100	5	7	35.00	SF	25.00	25.00	100	1980	1980	3	72	630	
3	0810	CONCRETE A	0	100	52	5	260.00	SF	6.50	6.50	100	1960	1960	3	20	338	
4	0810	CONCRETE A	0	100	47	14	658.00	SF	6.50	6.50	100	1975	1975	3	25	1,069	
5	0810	CONCRETE A	0	100	38	20	760.00	SF	6.50	6.50	100	2007	2007	3	87	4,298	
6	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2001	2001	3	25	6,375	
7	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2001	2001	3	79	3,437	
8	0461	IRON FENCE	0	100	122	4	488.00	SF	8.50	8.50	100	2001	2001	3	84	3,484	
9	1076	TRELLIS A	0	100	12	10	120.00	SF	7.50	7.50	100	2007	2007	3	44	396	
10	1076	TRELLIS A	0	100	5	26	130.00	SF	7.50	7.50	100	2007	2007	3	44	429	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	170.00	152.00	170.00	FF		1.00	1.00	0.81	3,200.00	2,576.00	437,920							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024
INC DATE		AG DATE	MLU

1741 ATLANTIC AVE, FERNANDINA BEACH

TOTAL OB/XF 21,996																
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NASSAU COUNTY PROPERTY PAGE 1 of 2 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Dist:		
BUILDING MARKET VALUE		416,400
TOTAL MARKET OB/XF VALUE		28,877
TOTAL LAND VALUE - MARKET		437,920
TOTAL MARKET VALUE		883,197
SOH/AGL Deduction		538,550
ASSESSED VALUE		344,647
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,925
TOTAL JUST VALUE		883,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		865,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111601	REMODEL	1,395	09/12/2011
20101213	H/AC	3,500	07/26/2010
20071864	XFOB	1,000	10/04/2007
20071480	XFOB	1,000	08/10/2007
20070401	REPAIR/RRF	2,400	03/06/2007
20070287	H/AC	7,000	02/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/1291	4/20/1999	WD	Q	I		155,000

GRANTOR: FISHLER ADELE S WILL
GRANTEE: STEWART WILLIAM A &

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2007] W5 DCK=[YR=2007] N5 W10 N1 U6 L12 L12 D4 W8 N4 W16 S12 E16 N4 E8 S4 E26 FOP=[YR=2007] E7N3 W7S3N3E7S3E1\$ W58 S13 FOP=[YR=2007] S6 DCK=[YR=2007] S2 D14 R14 FSP=[YR=2007] S7 E3 BAS=[YR=1993] S8 W25 S27 E30 S9 E16 N9 FOP=[YR=1993] E5 N3 W5 S3\$N3 E5 S3 E20 N27 W25 N16 W14 S8 W7\$ E7 N8 E8 N7 FOP=[YR=2007] E6 N8 W6 S8\$ N8 W18 S16\$ N16 W14\$E10 N6 W10\$ E10 S6 E53 N6 E1 N7 W1 N6\$.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
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