

BLOCK C E45 FT OF LOT 3 &
W30 FT OF LOT 1 BLOCK C
SABLE & ROTHCHILD SUB

COBB JOHN R & DIANE M
1823 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000C-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	180,877
BAS	391	100	2004	391	39,956
FCP	346	25	1993	86	8,788
FOP	88	30	1993	26	2,657
FOP	119	30	2004	36	3,679
FST	54	55	1993	30	3,066
FST	172	55	1993	95	9,708

TOTALS	2,940			2,434	248,731
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,875.00	SF	6.50
4	0525	GAZEBO	0	100	0	0	1.00	UT	15,000.00
5	0825	BRICK	0	100	100	3	300.00	SF	6.25
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00
8	1241	WD DECK G	0	100	0	0	470.00	UT	11.50
9	1076	TRELLIS A	0	100	10	14	140.00	SF	3.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	75.00	152.00	75.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,434	129.6540	129.65	315,568	1987	1995	0	0	21.18	78.82
1 SINGLE FAM - 100% - 2017 Heated Area: 2161 HX Base Yr 2017											

1823 ATLANTIC AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/27/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	1987	1987	3	49.5	193	
3	0810	CONCRETE A	0	100	0	0	1,875.00	SF	6.50	6.50	100	1987	1987	3	49.5	6,033	
4	0525	GAZEBO	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	1987	1987	3	20	3,000	
5	0825	BRICK	0	100	100	3	300.00	SF	6.25	6.25	100	2001	2001	3	94	1,763	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
7	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2001	2001	3	79	395	
8	1241	WD DECK G	0	100	0	0	470.00	UT	11.50	11.50	100	2001	2001	3	28	1,513	
9	1076	TRELLIS A	0	100	10	14	140.00	SF	3.75	3.75	100	2001	2001	3	25	131	

TOTAL OB/XF									
17,168									

Total Acres: 0.00	Total Land Value: 276,000	Market: 0	Agricultural: 0	Common: 276,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		248,731	
TOTAL MARKET OB/XF VALUE		17,168	
TOTAL LAND VALUE - MARKET		276,000	
TOTAL MARKET VALUE		541,899	
SOH/AGL Deduction		426,125	
ASSESSED VALUE		115,774	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		65,052	
TOTAL JUST VALUE		541,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010041	ADDITION	20,000	01/16/2001
BP4163	N/A	75,000	02/11/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1451/0139	10/10/2006	WD	Q	I		525,000	
GRANTOR: COPT TERI							
GRANTEE: COBB JOHN R & DIANE							
0915/1595	1/18/2000	WD	U	I		217,000	
GRANTOR: TAYLOR MARY V							
GRANTEE: COPT TERI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W17 S7 BAS=[YR=2004] S23 BAS=[YR=1993] W6 FST=[YR=1993] N6 FCP=[YR=1993] N14 FST=[YR=1993] N3 W4 N7 W16 S10 E20 \$ W20 S20 E11 N6 E9 \$ W9 S6 E9 \$ W21 S42 E13 FOP=[YR=1993] S6 E9 N8 W3 N5 W4 S7 W2 \$ E2 N7 E4 S5 E25 N40 W17 \$ E17 N23 W17 \$ E17 N7 \$.									