

BLOCK C W91.5 FT OF LOT 3
ATLANTIC HIGHLANDS SUB
DB 39/297

PICKLER JUSTIN FRANK & DELEAH
1821 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000C-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,371	100	1993	1,371	135,975
FEP	112	80	1993	90	8,926
FEP	120	80	1993	96	9,521
FOP	32	30	1993	10	992
FUS	432	100	1993	432	42,846
STP	40	10	1993	4	397
USP	140	30	2018	42	4,165
TOTALS	2,247			2,045	202,822

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	0811	CONCRETE B	0	100	0	0	1,062.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50
4	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50
5	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50
6	0855	CONC PAVER	0	100	38	3	114.00	SF	10.00
7	0855	CONC PAVER	0	100	7	4	28.00	SF	10.00
8	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50

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	92.00	167.00	91.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,045	130.9280	130.93	267,752	1938	1995	0	0	0	24.25
1 SINGLE FAM - 100% - 2025				Heated Area: 1803				HX Base Yr 2025			
Floor plan details: The plan shows a central area labeled 'BAS 1993'. To the top left is 'FEP 1993' with dimensions 10, 12, 6, 7, 3, 4, 2. To the top right is 'STP 1993' with dimensions 6, 7, 2. To the right is 'USP 2018' with dimensions 10, 14, 16, 14. To the bottom left is 'FOP 1993' with dimensions 14, 8, 14, 22, 8, 16, 4, 2, 8, 4, 4. To the far right is 'FUS 1993' with dimensions 12, 16, 3, 4, 3, 15, 12, 35. Other dimensions include 13, 4, 12, 16, 21, 15, 2, 4, 8, 12, 10, 7, 14, 10, 16, 12, 10, 14, 16, 12, 10,											

TOTAL OB/XF									
9,900									
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1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					255,117				
TOTAL MARKET OB/XF VALUE					9,900				
TOTAL LAND VALUE - MARKET					345,504				
TOTAL MARKET VALUE					610,521				
SOH/AGL Deduction					163,116				
ASSESSED VALUE					447,405				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					391,683				
TOTAL JUST VALUE					610,521				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					600,053				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180804	SIDING	7,000	03/08/2018
20062255	ELEC OTHER	3,000	10/03/2006
6892	REPAIR/RRF	3,750	02/04/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2736/223	9/03/2024	WD	Q	I	02	815,000	
GRANTOR: PATE KELLY							
GRANTEE: PICKLER JUSTIN FRAN							
2036/0351	3/24/2016	WD	Q	I	01	340,000	
GRANTOR: MEEKS JACK &							
GRANTEE: PATE KELLY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FEP=[YR=1993] N3 STP=[YR=1993] E4N1E2N6W6S7\$N7W12S10 E12\$W12S4W13S7 FEP=[YR=1993] W8 S14 E8N14\$S22 E16S4E2FOP=[YR=1993] S4E8 N4W8\$E8N2E15N21 USP=[YR=2018] E10 N14 W10 S14\$ N14\$ PTR=E20 FUS=[YR=1993] E12 S16 E3S4W3S15 W12 N35\$ W20\$.									

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