LOT 114
IN OR 1645/1383
GA FDNA BEACH SUB PB 2/35

PAGE DAVID P JR & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0114-0000

BUILDING CHARACTERISTICS

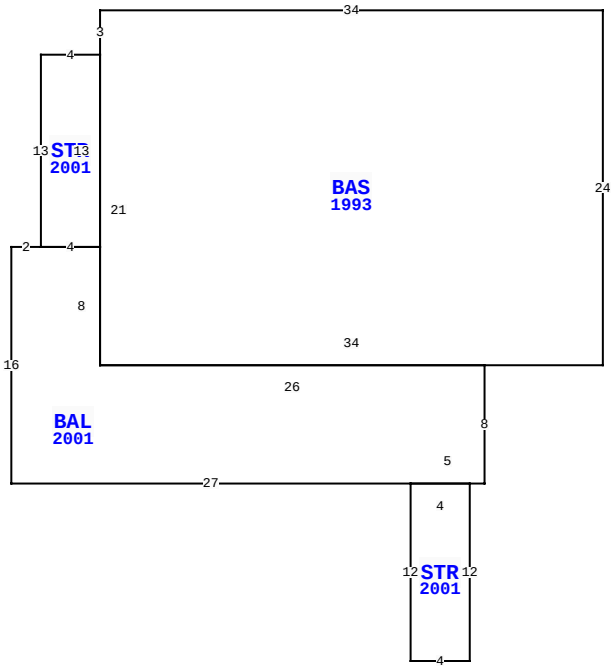
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	304	15	2001	46	7,639
BAS	816	100	1993	816	135,522
STR	48	10	2001	5	830
STR	52	10	2001	5	830
TOTALS	1,220			872	144,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	872	122.5800	193.68	168,889	1971	1995	0	0	0	14.25	85.75

1 SFR CUST – 0% - 0 Heated Area: 816 HX Base Yr



343 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,822
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,094,822
SOH/AGL Deduction	305,166
ASSESSED VALUE	789,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	789,656
TOTAL JUST VALUE	1,094,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	938,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041957	REPAIR/RRF	5,000	10/22/2004
2004574	REMODEL	2,000	12/21/2000
7979	REPAIR/RRF	7,100	11/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/1383	10/23/2009	WD	Q	I	01	475,000
GRANTOR: ELSNER RICK						
GRANTEE: PAGE DAVID P JR & K						
1638/0281	8/28/2009	QC	U	I	30	100
GRANTOR: ELSNER RICK & DAWN						
GRANTEE: ELSNER RICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S3 STR=[YR=2001] W4S13 BAL=[YR=2001] W2 S16 E27 STR=[YR=2001] S12 E4N12W4$E5N8W26N8W4$E4N13$ S21 E34N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS