

LOT 1
(EX PT IN R/W OR 216/434)
R/P OF OUTLOT 44 S/D DBK A6/32

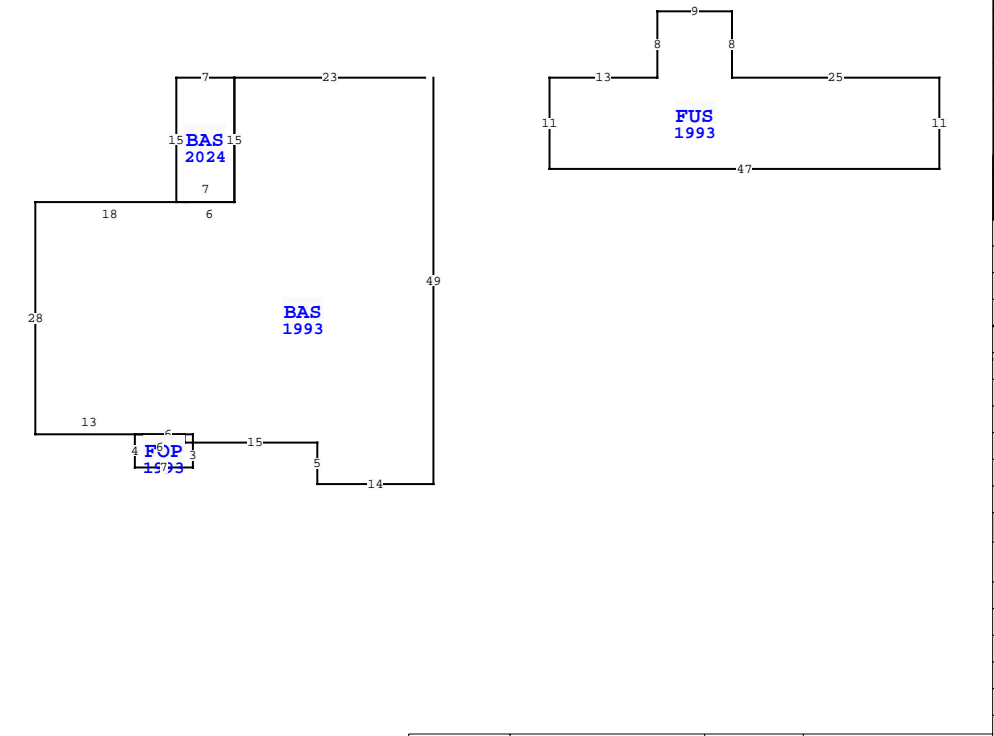
YOKLEY JOHN I II/ZIMMERMAN BARBARA J
1607 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0044-0010

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,505	116.9280	154.34	386,622	1952	1995	0	0	14.00	86.00		
1 SNGL FAM - 100% - 2022 Heated Area: 2497 HX Base Yr 2022													



QUALITY	CD	QUALITY LEVEL			
04		Quality Level 04			
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	1,803	100	1993	1,803	239,317
BAS	105	100	2024	105	13,937
FOP	27	30	1993	8	1,062
FUS	589	100	1993	589	78,179
TOTALS	2,524			2,505	332,495

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	0810	CONCRETE A	0	100	0	0	590.00	SF	6.50	6.50	100	1960	1960	3	20	767	
2	0810	CONCRETE A	0	100	0	0	594.00	SF	6.50	6.50	100	1960	1960	3	20	772	
3	0810	CONCRETE A	0	100	0	0	323.00	SF	6.50	6.50	100	1952	1952	3	20	420	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2014	2014	3	71	4,771	
5	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	100	2024	2023		100	6,700	

TOTAL OB/XF													
13,430													

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	73.00	162.00	73.00	FF		1.00	1.00	1.19	3,200.00	3,808.00	277,984							

TOTAL OB/XF													
13,430													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			356,395
TOTAL MARKET OB/XF VALUE			13,430
TOTAL LAND VALUE - MARKET			277,984
TOTAL MARKET VALUE			647,809
SOH/AGL Deduction			129,144
ASSESSED VALUE			518,665
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			467,943
TOTAL JUST VALUE			647,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			631,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222569	FOP & LAUNDRY RM	35,000	01/11/2023
20160599	GARAGE	34,275	03/04/2016
20141830	175'ALUM	0	08/20/2014
20101566	REPAIR/RRF	1,800	09/14/2010
20090851	H/AC	3,500	07/01/2009
972264	REPAIR/RRF	1,200	11/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE U	I	I	11	100
GRANTOR: YOKLEY JOHN I II &						
GRANTEE: GUILLORY ADAM						
2300/1469	8/26/2019	WD Q	I	I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W23 S15 D0L6 U0L18 S28 E13 E6 S1 E15 S5 E14 N49 \$													
FUS=[YR=1993;ORIG=15,0] E13 N8 E9 S8 E25 S11 W47 N11 \$													
FOP=[YR=1993;ORIG=-35,43] S4 E7 N3 W1 N1 W6 \$													
PTR=[ORIG=0,0] E15 W15 \$													
BAS=[YR=2024;ORIG=-30,0] E7 S15 W7 N15 \$													

LOT 1
 (EX PT IN R/W OR 216/434)
 R/P OF OUTLOT 44 S/D DBK A6/32

YOKLEY JOHN I II/ZIMMERMAN BARBARA J
 1607 ATLANTIC AVE
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0044-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1012.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	768	100
FOP	448	30
TOTALS	1,216	902

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2022			Heated Area: 768			HX Base Yr 2022						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 10px; width: 80%;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> 14 24 </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> 32 32 </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> 14 24 </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black;"> 32 32 </div> <div style="margin-top: 20px; text-align: center;"> <p style="color: blue; font-weight: bold;">FOP 2024</p> <p style="color: blue; font-weight: bold;">BAS 2016</p> </div> </div> </div>												
TOTALS	1,216		902	23,900								

NASSAU COUNTY PROPERTY			
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Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		356,395	
TOTAL MARKET OB/XF VALUE		13,430	
TOTAL LAND VALUE - MARKET		277,984	
TOTAL MARKET VALUE		647,809	
SOH/AGL Deduction		129,144	
ASSESSED VALUE		518,665	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		467,943	
TOTAL JUST VALUE		647,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9294	REMODEL	12,000	09/13/1995
BP4365	N/A	3,000	06/19/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE U	I	I	11	100
GRANTOR: YOKLEY JOHN I II &						
GRANTEE: GUILLORY ADAM						
2300/1469	8/26/2019	WD Q	I	I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

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												
1607 ATLANTIC AVE, FERNANDINA BEACH																								
<div style="display: flex; justify-content: space-between;"> <div> <table border="1"> <tr><td>BLD DATE</td><td></td></tr> <tr><td>XF DATE</td><td></td></tr> <tr><td>INC DATE</td><td></td></tr> </table> </div> <div> <table border="1"> <tr><td>LGL DATE</td><td>03/27/2024</td></tr> <tr><td>LAND DATE</td><td>MLU</td></tr> <tr><td>AG DATE</td><td></td></tr> </table> </div> </div>													BLD DATE		XF DATE		INC DATE		LGL DATE	03/27/2024	LAND DATE	MLU	AG DATE	
BLD DATE																								
XF DATE																								
INC DATE																								
LGL DATE	03/27/2024																							
LAND DATE	MLU																							
AG DATE																								

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016;ORIG=-8,32] W24 N32 E24 S32 \$
FOP=[YR=2024;ORIG=-46,0] E14 S32 W14 N32 \$

LAND DESCRIPTION													TOTAL OB/XF												
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	
0																									