E101 FT OF N183 OF 142
IN OR 1947/655
OUT LOTS

WOLKE JOSEPH HERMANN MEINDERT/WOLKE-BRONSWIJK MARJ
1520 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0142-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

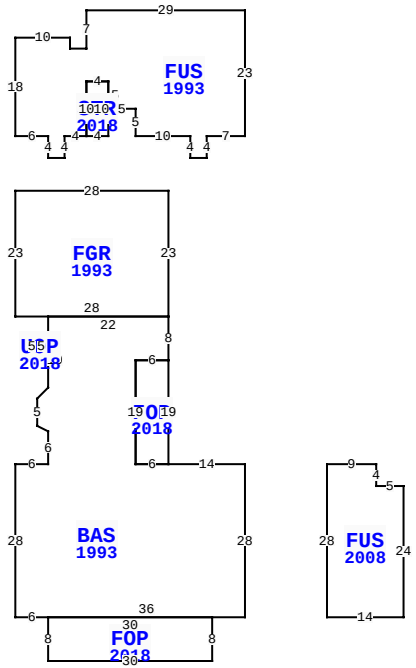
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1993	1,669	246,837
FGR	644	55	1993	354	52,355
FOP	114	30	2018	34	5,028
FOP	240	30	2018	72	10,649
FUS	854	100	1993	854	126,302
FUS	372	100	2008	372	55,017
STR	40	10	2018	4	592
UOP	15	20	2018	3	444
TOTALS	3,948			3,362	497,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,362	123.4640	162.97	547,905	1971	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2019 Heated Area: 2895 HX Base Yr 2019



1520 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	02/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		497,224
TOTAL MARKET OB/XF VALUE		41,254
TOTAL LAND VALUE - MARKET		371,680
TOTAL MARKET VALUE		910,158
SOH/AGL Deduction		381,229
ASSESSED VALUE		528,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		478,207
TOTAL JUST VALUE		910,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		888,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190119	SCRNROOM	0	02/05/2019
20181409	REMODEL	300,000	04/25/2018
20081117	REPAIR/RRF	26,000	07/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	11/12/2014	MS	Q	I	01	425,000
GRANTOR:						
GRANTEE:						
1947/0655	11/12/2014	WD	U	I	16	212,500
GRANTOR: OLIVER WILLIAM LEE						
GRANTEE: WOLKE JOSEPH HERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2018] N19 W6 S19 E6$ W6 N19 E6 N8 FGR=[YR=1993] N23 W28 S23 E28$ W22 S3 UOP=[YR=2018] W3 S5 E3 N5$ S10 D2 L2 S5 D1 R2 S6 W6 S28 E6FOP=[YR=2018] S8 E30 N8 W30$ E36 N28$ PTR= N60 FUS=[YR=1993] N23W29 S7 W3 N2 W10 S18 E6 S4 E3 N4 E4 STR=[YR=2018] E4 N10 W4 S10$ N10 E4 S5 E5 S5 E10 S4 E3 N4 E7 $ S60$ PTR= E15 FUS=[YR=2008] E9S4 E5 S24W14 N28 $ W15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0911	SCRN RM A	0	100	14	19	266.00	SF	17.50	17.50	100	2018	2018	3	78	3,631	
3	0825	BRICK	0	100	0	0	990.00	SF	12.50	12.50	100	1980	1980	3	72	8,910	
4	0855	CONC PAVER	0	100	0	0	1,696.00	SF	10.00	10.00	100	2018	2018	3	97	16,451	
5	0855	CONC PAVER	0	100	0	0	807.00	SF	10.00	10.00	100	2018	2018	3	97	7,828	
6	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2018	2018	3	97	2,474	

LAND DESCRIPTION

TOTAL OB/XF 41,254

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	000100	C	RES	100	0003	R-1	101.00	150.00	101.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	371,680							

REVIEW DATE 04/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 371,680 Market: 0 Agricultural: 0 Common: 371,680 PRINTED 07/30/2025 BY SYS