

N 193' OF W 136.5' OF E 166.5'
OF OUTLOT 187
IN OR 1754/922

PAXTON BLAKE E & KALEN
1718 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2848

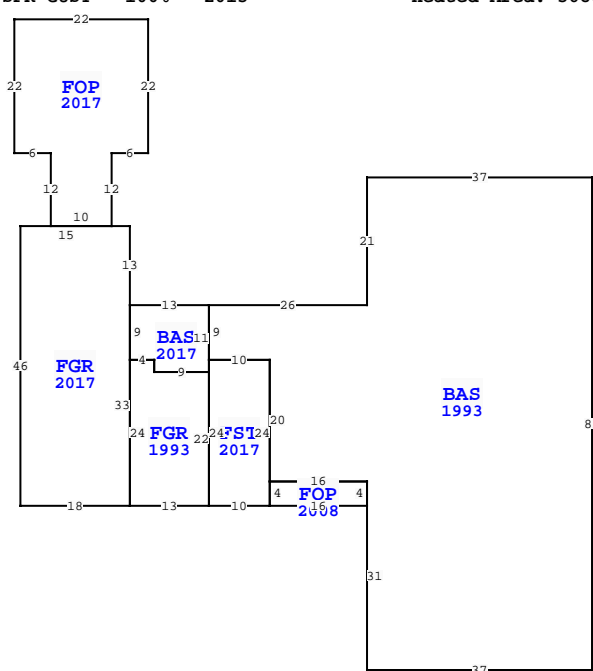
2025

00-00-31-1600-0187-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG 80	
Exterior Wall	21	STONE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4 100	
Frame	03	MASONRY 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	1012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,551	100	1993
BAS	135	100	2017
FGR	294	55	1993
FGR	828	55	2017
FOP	64	30	2008
FOP	604	30	2017
FST	240	55	2017
TOTALS	5,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2013								
					Heated Area: 3686						
						HX Base Yr 2013					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		640,250	
TOTAL MARKET OB/XF VALUE		153,533	
TOTAL LAND VALUE - MARKET		377,520	
TOTAL MARKET VALUE		1,171,303	
SOH/AGL Deduction		648,205	
ASSESSED VALUE		523,098	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		472,376	
TOTAL JUST VALUE		1,171,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,145,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170573	ADDITION	166,500	03/01/2017
20162837	DEMO POOL	0	10/18/2016
20121860	BRICK PAVER W/CON	0	09/10/2012
20120293	GAS	700	02/23/2012
20120151	REMODEL	1,200	01/30/2012
20112146	REMODEL	68,000	11/10/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0922	8/29/2011	WD	Q	I	02	310,000
GRANTOR: DURRANT ROBERT E						
GRANTEE: PAXTON BLAKE E & KA						
1234/1566	6/04/2004	WD	Q	I		450,000
GRANTOR: ANSLEY MARY & ABSALOM						
GRANTEE: DURRANT ROBERT E &						

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1961	1961	3	22	440
2	0855	CONC PAVER	0	100	0	0		2,089.00	SF 10.00	10.00	100	2012	2012	3	92	19,219
3	0855	CONC PAVER	0	100	0	0		1,620.00	SF 10.00	10.00	100	2017	2017	3	96	15,552
4	0855	CONC PAVER	0	100	5	41		205.00	SF 10.00	10.00	100	2017	2017	3	96	1,968
5	0855	CONC PAVER	0	100	0	0		480.00	SF 20.00	20.00	100	2012	2012	3	92	8,832
6	0861	POOL GUNIT	0	100	0	0		716.00	SF 85.00	85.00	100	2017	2017	3	81	49,297
7	0857	SANDSTONE/	0	100	0	0		1,949.00	SF 16.00	16.00	100	2017	2017	3	99	30,872
8	0855	CONC PAVER	0	100	0	0		696.00	SF 10.00	10.00	100	2017	2017	3	96	6,682
9	0462	ST/AL FNC	0	100	0	0		1,410.00	SF 10.00	10.00	100	2017	2017	3	81	11,421
10	0600	SUMMER KIT	0	100	0	0		1.00	UT 12,500.00	12,500.00	100	2017	2017	3	74	9,250

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
1	000100	C	RES	100	0003	R-1	130.00	193.00	130.00	FF	1	1.21	1.00	0.91	3,200.00	2,904.00	377,520							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 377,520 Market: 0 Agricultural: 0 Common: 377,520 PRINTED 07/30/2025 BY SYS																								
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