

W100 FT OF E130 FT OF N151.5
FT OF OUTLOT 230
IN OR 2183/1840

METCALF DANNY RAY JR & ALETHA
1826 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0230-0020



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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

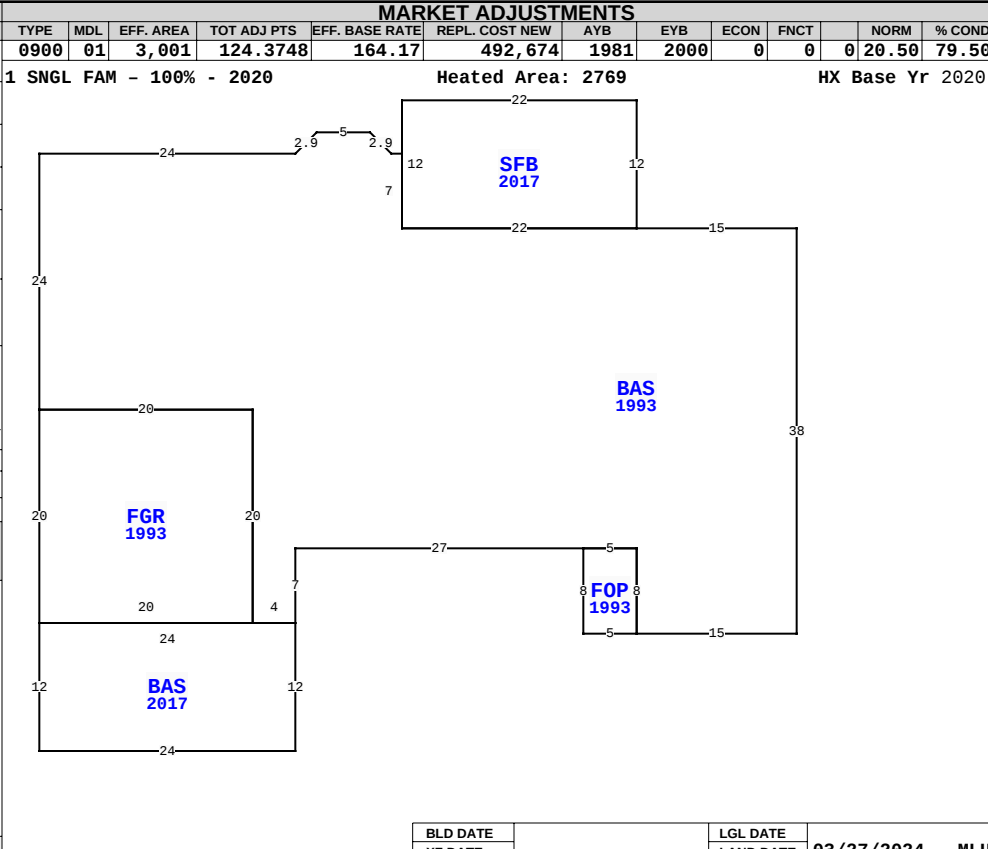
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	2,270	100	1993	2,270	296,269
BAS	288	100	2017	288	37,588
FGR	400	55	1993	220	28,713
FOP	40	30	1993	12	1,566
SFB	264	80	2017	211	27,539
TOTALS	3,262			3,001	391,676

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50
3	0510	GARAGE WD-	0	100	24	14	336.00	SF	105.00
4	0350	CARPORT WD	0	100	8	24	192.00	SF	13.00
5	0462	ST/AL FNC	0	100	0	0	276.00	SF	10.00

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		R-1	100.00	150.00	100.00



1826 ATLANTIC AVE, FERNANDINA BEACH									
TOTAL OB/XF 19,772									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	100.00	150.00	100.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					391,676				
TOTAL MARKET OB/XF VALUE					19,772				
TOTAL LAND VALUE - MARKET					368,000				
TOTAL MARKET VALUE					779,448				
SOH/AGL Deduction					424,198				
ASSESSED VALUE					355,250				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					304,528				
TOTAL JUST VALUE					779,448				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					763,932				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180985	REMODEL	51,400	03/22/2018
20180922	INTDEMO	1,500	03/16/2018
20101200	H/AC	5,300	07/22/2010
20061245	XFOB	3,000	04/18/2006
20041840	REPAIR/RRF	6,000	10/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1840	3/16/2018	WD	Q	I	01	485,000
GRANTOR: HORROCKS LORRAINE P &						
GRANTEE: METCALF DANNY RAY J						
1214/1346	3/11/2004	WD	Q	I		306,500
GRANTOR: DAVIS ELIZABETH L &						
GRANTEE: HORROCKS LORRAINE P						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 SFB=[YR=2017] N12 W22 S12 E22\$ W22 N7 W1 U2 L2 W5 D2 L2 W24 S24 FGR=[YR=1993] S20 BAS=[YR=2017] S12 E24 N12 W24\$ E20 N20 W20 \$ E20 S20 E4 N7 E27 FOP=[YR=1993] S8 E5 N8 W5 \$ E5 S8 E15 N38\$.									