

N173 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1912/175

NETTLES LARRY E JR & ELIZABETH
1912 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0231-0030



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	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

BAS	2,538	100	1993	2,538	292,048
FOP	75	30	1993	22	2,532
FOP	370	30	1993	111	12,772
UGR	783	45	1993	352	40,504

TOTALS	3,766			3,023	347,857
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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	2.00	UT	3,500.00
2	0825	BRICK	0	100	0	0	505.00	SF	12.50
3	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00
4	0857	SANDSTONE/	0	100	0	0	1,764.00	SF	16.00
5	0855	CONC PAVER	0	100	0	0	2,192.00	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	0003	R-1	183.00	173.00	183.00

REVIEW DATE 02/07/2024 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,023	123.6480	163.22	493,414	1953	1985	0	0	0	29.50	70.50
1 SNGL FAM - 100% - 2015				Heated Area: 2538				HX Base Yr 2015				
The diagram shows a property layout with three main areas: UGR 1993 (a large rectangle on the left), FOP 1993 (a smaller rectangle at the top), and BAS 1993 (a large rectangle on the right). Dimensions are provided for various segments: UGR 1993 has a top width of 28, a left height of 27, and a bottom width of 28. FOP 1993 has a top width of 15, a left height of 5, and a bottom width of 15. BAS 1993 has a top width of 30, a right height of 40, and a bottom width of 29. Other dimensions include 8, 23, 4, 42, and 5 for various internal and connecting segments.												

BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF												
110,234												

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110,234												

Total Acres: 0.00 Total Land Value: 522,648 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		373,444	
TOTAL MARKET OB/XF VALUE		110,234	
TOTAL LAND VALUE - MARKET		522,648	
TOTAL MARKET VALUE		1,006,326	
SOH/AGL Deduction		518,733	
ASSESSED VALUE		487,593	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		436,871	
TOTAL JUST VALUE		1,006,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		996,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222080	ADDITION	0	03/25/2022
20141519	INTREEM	30,000	07/14/2014
20141272	WINDOWS	8,752	06/16/2014
20062118	DEMOLITION	0	09/15/2006
20033222	REPAIR/RRF	6,000	06/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1912/0175	3/28/2014	WD	Q	I	01	334,000
GRANTOR: SHANK WILLIAM R & LIN						
GRANTEE: NETTLES LARRY E JR						
1725/1716	2/09/2011	PR	U	I	19	100
GRANTOR: SHANK WILLIAM R P/R						
GRANTEE: SHANK WILLIAM R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W25 W30 S5 W15 S8 E1 S23 E40 S4 E29 N40 \$									
UGR=[YR=1993;ORIG=-70,13] W28 S27 E28 E1 N27 W1 \$									
FOP=[YR=1993;ORIG=-70,40] S5 E42 N5 W1 N4 W40 S4 W1 \$									
FOP=[YR=1993;ORIG=-55,0] W15 S5 E15 N5 \$									

OTHER ADJUSTMENTS AND NOTES									

Common: 522,648 PRINTED 07/30/2025 BY SYS

[illegible]