LOTS 1 & 2
IN OR 680/1251
REPLAT OF OUT LOT 186 PB 2/53

ROSS SUSAN M
1606 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1620-0001-0000

BUILDING CHARACTERISTICS

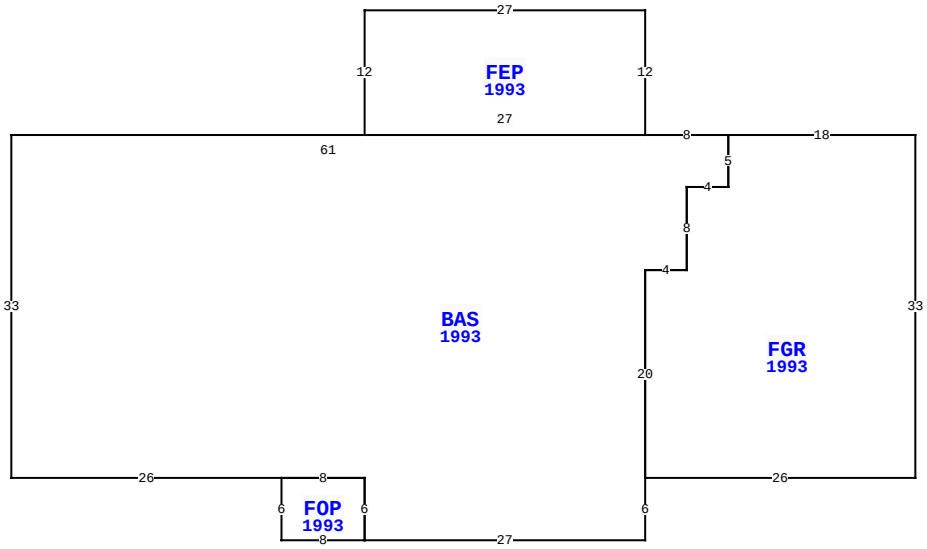
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	1993	2,247	175,364
FEP	324	80	1993	259	20,214
FGR	786	55	1993	432	33,715
FOP	48	30	1993	14	1,093
TOTALS	3,405			2,952	230,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,952	115.6200	115.62	341,310	1979	1979	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 0 Heated Area: 2247 HX Base Yr 1995



1606 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,384
TOTAL MARKET OB/XF VALUE		9,270
TOTAL LAND VALUE - MARKET		487,424
TOTAL MARKET VALUE		727,078
SOH/AGL Deduction		480,553
ASSESSED VALUE		246,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,803
TOTAL JUST VALUE		727,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120968	REPLACE RISER	400	05/30/2012
20100854	OTHER	700	05/25/2010
8345	XFOB	3,000	05/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1743	12/09/1999	QC	U	I	10	100
GRANTOR: BREWTON CECIL B						
GRANTEE: BREWTON CECIL B TRU						
0680/1251	5/11/1993	PR	Q	I	01	100
GRANTOR: ROSS SUSAN P/R						
GRANTEE: ROSS SUSAN						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	1980	1980	3	30	1,098	
2	0862	POOL VINYL	0	100	32	15	480.00	SF	50.00	50.00	100	1993	1993	3	20	4,800	
3	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	1993	1993	3	64	2,784	
4	1242	WD DECK A	0	100	0	0	294.00	SF	10.00	10.00	100	1994	1994	3	20	588	

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1993] N12 W27 S12 E27$ W61 S33 E26
FOP=[YR=1993] S6 E8 N6W8$ E8 S6 E27 N6 FGR=[YR=1993] E26 N33
W18 S5 W4 S8 W4 S20 $ N20 E4 N8 E4 N5$.

LAND DESCRIPTION

TOTAL OB/XF 9,270

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		R-1	136.00	135.00	136.00	FF	1	1.12	1.00	1.12	3,200.00	3,584.00	487,424							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 487,424 Market: 0 Agricultural: 0 Common: 487,424 PRINTED 07/30/2025 BY SYS