BLOCK A LOTS 1 2 3
IN OR 533/367
SABLE & ROTHCHILD PB 2/4 &

COTNER DEBRA M
1627 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1660-000A-0010

BUILDING CHARACTERISTICS

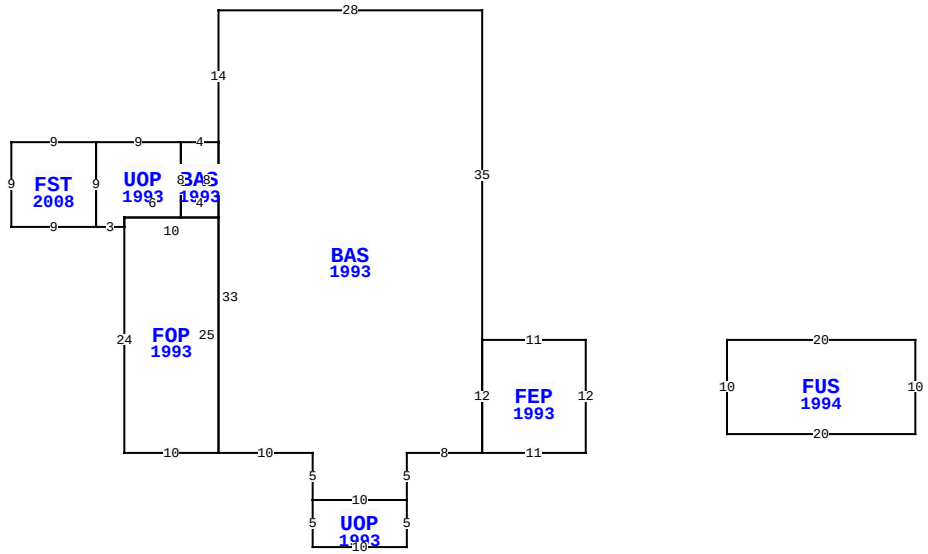
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	32	100	1993	32	2,603
BAS	1,366	100	1993	1,366	111,131
FEP	132	80	1993	106	8,624
FOP	250	30	1993	75	6,102
FST	81	55	2008	45	3,661
FUS	200	100	1994	200	16,271
UOP	50	20	1993	10	814
UOP	75	20	1993	15	1,220
TOTALS	2,186			1,849	150,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	106.0000	106.00	195,994	1938	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 0 Heated Area: 1598 HX Base Yr



BLD DATE	08/01/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

1627 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,187
TOTAL MARKET OB/XF VALUE		2,883
TOTAL LAND VALUE - MARKET		344,000
TOTAL MARKET VALUE		568,070
SOH/AGL Deduction		366,860
ASSESSED VALUE		201,210
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		145,488
TOTAL JUST VALUE		568,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7529B	ADDITION	3,000	02/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0533/0367	12/17/1987	MS	U	I		84,500
GRANTOR: SIMMONS RICHARD S						
GRANTEE: COTNER JOHN & DEBRA						
0310/0418	2/01/1980	MS	U	I		45,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W11 BAS=[YR=1993] N35 W28 S14 BAS=[YR=1993] W4 UOP=[YR=1993] W9 FST=[YR=2008] W9 S9 E9 N9 $ S9 E3 FOP=[YR=1993] S24 E10 N25 W10 S1 $ N1 E6 N8 $ S8 E4 N8 $ S33 E10 S5 UOP=[YR=1993] S5 E10 N5 W10 $ E10 N5 E8 N12 $ S12 E11 N12 $ PTR= E15 FUS=[YR=1994] E20 S10 W20 N10 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	1980	1980	3	30	983	
3	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2010	2010	3	40	72	
4	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2014	2014	3	60	288	

LAND DESCRIPTION

TOTAL OB/XF 2,883

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	105.00	151.00	105.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	336,000							
2	000100	C	RES	0	0003	R-1	31.00	105.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 344,000 Market: 0 Agricultural: 0 Common: 344,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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		1 100
Bathrooms		1 100
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

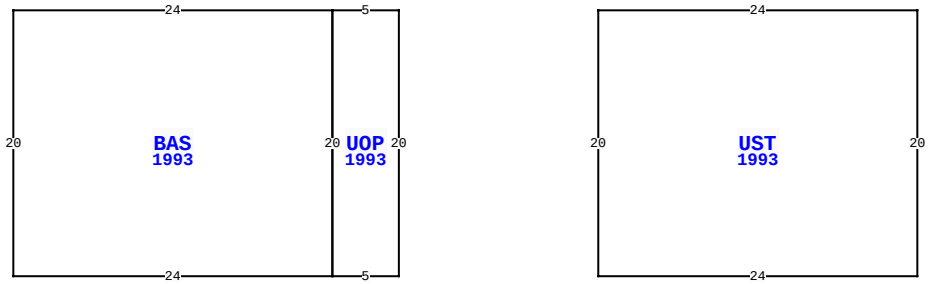
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	47,438
UOP	100	20	1993	20	1,977
UST	480	45	1993	216	21,347
TOTALS	1,060			716	70,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	716	130.9000	130.90	93,724	1945	1955	0	0	0	24.50	75.50

2 SINGLE FAM – 0% - 0 Heated Area: 480 HX Base Yr



1627 ATLANTIC AV, FERNANDINA BEACH

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 BAS=[YR=1993] W24 S20 E24 N20 $ S20 E5 N20 $ PTR= E15 UST=[YR=1993] E24 S20 W24 N20 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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