BLOCK D LOTS 5 6 7 8 &
S25 FT OF LOT 4
IN OR 2012/1698

MOORE JOHN MICHAEL & JOI M
1927 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1660-000D-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

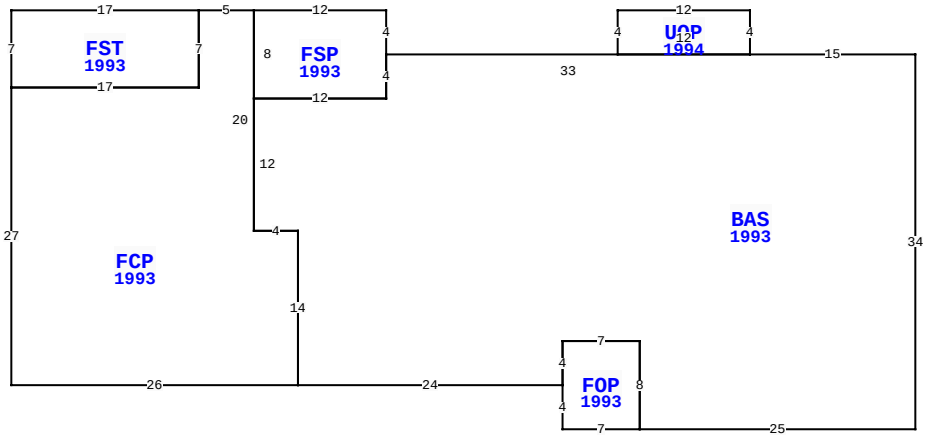
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,768	100	1993	1,768	146,456
FCP	685	25	1993	171	14,165
FOP	56	30	1993	17	1,408
FSP	96	40	1993	38	3,148
FST	119	55	1993	65	5,384
UOP	48	20	1994	10	829
TOTALS	2,772			2,069	171,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	109.6620	109.66	226,887	1960	1980	0	0	0	24.46	75.54

1 SINGLE FAM – 100% - 2021 Heated Area: 1768 HX Base Yr 2021



1927 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,938
TOTAL MARKET OB/XF VALUE		13,572
TOTAL LAND VALUE - MARKET		571,200
TOTAL MARKET VALUE		775,710
SOH/AGL Deduction		311,350
ASSESSED VALUE		464,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,638
TOTAL JUST VALUE		775,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190282	ADDITION	0	04/23/2019
20110026	REPAIR/RRF	5,000	01/05/2011
20101109	REMODEL	2,395	07/08/2010
4377	REPAIR/RRF	4,400	06/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1698	11/05/2015	WD	Q	I	01	305,000
GRANTOR: HANDEL JUDITH ET AL						
GRANTEE: MOORE JOHN MICHAEL						
1703/0640	9/30/2010	QC	U	I	11	100
GRANTOR: LASSERRE J S						
GRANTEE: HANDEL JUDITH L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1994] N4 W12 S4 E12$ W33
FSP=[YR=1993] N4 W12 FCP=[YR=1993] W5 FST=[YR=1993] W17 S7
E17 N7 $ S7 W17 S27 E26 N14 W4 N20 $ S8 E12 N4 $ S4 W12 S12
E4 S14 E24 FOP=[YR=1993] S4 E7 N8 W7 S4 $ N4 E7 S8 E25 N34 $
.

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	1,544.00	SF	5.20	5.20	100	2018	2018	3	97	7,788	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
3	0850	PEBBLE WLK	0	100	79	7	553.00	SF	3.50	3.50	100	1960	1960	3	20	387	
4	0819	CONC 12"	0	100	17	4	68.00	SF	9.50	9.50	100	1960	1960	3	20	129	
5	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1960	1960	3	20	30	
6	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50	6.50	100	2018	2018	3	97	1,362	
7	0855	CONC PAVER	0	100	0	0	509.00	SF	7.00	7.00	100	2018	2018	3	97	3,456	

LAND DESCRIPTION

TOTAL OB/XF 13,572

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	150.00	175.00	150.00	FF		1.00	1.00	1.19	3,200.00	3,808.00	571,200							

REVIEW DATE 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 571,200 Market: 0 Agricultural: 0 Common: 571,200 PRINTED 07/30/2025 BY SYS

BLOCK D LOTS 5 6 7 8 &
S25 FT OF LOT 4
IN OR 2012/1698

MOORE JOHN MICHAEL & JOI M
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FERNANDINA BEACH, FL 32034

2025

00-00-31-1660-000D-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

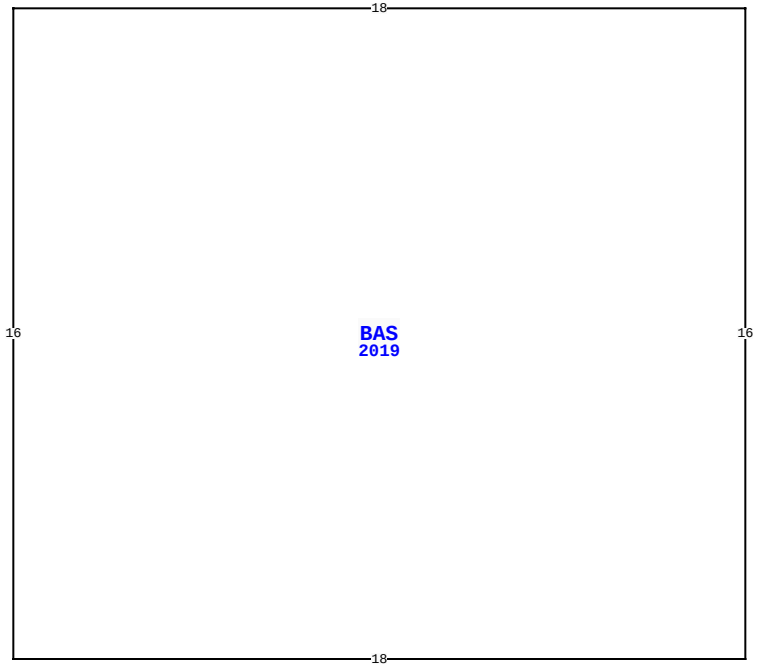
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2019	288	19,548
TOTALS	288			288	19,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	288	130.6800	69.26	19,947	2019	2019	0	0	0	2.00	98.00

2 ACCESORY U – 100% - 2021 Heated Area: 288 HX Base Yr 2021



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1703/0640	9/30/2010	QC	U	I	11	100
GRANTOR: LASSERRE J S						
GRANTEE: HANDEL JUDITH L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S16 E18 N16$.

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

REVIEW DATE 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 571,200 Market: 0 Agricultural: 0 Common: 571,200 PRINTED 07/30/2025 BY SYS