

BLOCK 45 LOT E1/2 OF 8
IN OR 742/767
CITY OF FDNA BEACH

BALLARD DONNA A
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-3629

2025

00-00-31-1800-0045-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		6 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	1002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	571	100	1994	571	63,685
BAS	606	100	1994	606	67,589
BAS	769	100	1994	769	85,768
FOP	180	30	1994	54	6,022
FSP	70	40	1994	28	3,123
FUS	444	100	1994	444	49,521
FUS	597	100	1994	597	66,585
FUS	714	100	1994	714	79,634
STP	12	10	1993	1	112
UOP	90	20	1993	18	2,008
TOTALS	4,385			3,884	433,191

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	0 0	185.00
2	0504	FP-ELECTRI	0 100	0 0	5.00
3	0825	BRICK	0 100	0 0	33.00
4	1123	CB 8"	0 100	146 1	146.00
5	0810	CONCRETE A	0 100	0 0	276.00
6	1242	WD DECK A	0 100	4 9	36.00
7	1242	WD DECK A	0 100	4 5	20.00

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	C-3	50.00	100.00	5,000.00

REVIEW DATE 07/06/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,884	90.2700	142.99	555,373	1900	1965	0	0	22.00	78.00
1 SNGL FAM - 100% - 2022 Heated Area: 3701 HX Base Yr 2022											
** This building has 12 Sub-Areas											

816 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1960	1960	3	20	241	
100	1910	1910	3	20	2,000	
100	1960	1960	3	36.6	151	
100	1960	1960	3	20	180	
100	1980	1980	3	30	538	
100	1992	1992	3	20	72	
100	1992	1992	3	20	40	

TOTAL OB/XF									
3,222									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	1.00	50.00	50.00	250,000		

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		433,191	
TOTAL MARKET OB/XF VALUE		3,222	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		686,413	
SOH/AGL Deduction		199,251	
ASSESSED VALUE		487,162	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		436,440	
TOTAL JUST VALUE		686,413	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		596,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033947	REROOF W/30YR SHN	0	10/06/2003
20012041	REPLACE ROTTING W	0	09/13/2001
972006	REPAIR ROTTING BR	0	09/08/1997
8048	REPAIR/RRF	2,000	12/21/1993
6779	REPAIR/RRF	10,000	10/18/1991
6734	DEMOLITION	0	09/12/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1918/0414	2/20/2014	WD	U	I	11
GRANTOR: LAWRENCE DONNA BALLAR					
GRANTEE: BALLARD DONNA A TRU					
0742/0767	10/25/1995	WD	Q	I	06
GRANTOR: BALLARD STEPHEN R					
GRANTEE: BALLARD DONNA A					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1994] W23 S12 W3 STP=[YR=1993] W3 S4 E3 N4 \$ S15 E3 BAS=[YR=1994] S6 BAS=[YR=1994] W6 N5 FSP=[YR=1994] N7 W10 S7 E10 \$ W10 S13 E4 S18 D3 L3 S4 D3 R3 S1 FOP=[YR=1994] S10 E18 N4 UOP=[YR=1993] E9 N10 W9 S10 \$ N6 W18 \$ E18 N37 W6 \$ E6 S33 E9 N16 E8 N23 W23 \$ E18 N12 E5 N15 \$ PTR= E15 USP=[YR=1993] E10 S12 FUS=[YR=1994] E5 FUS=[YR=1994] N6 E8 S6 E8 S33 W12 N33 W4 \$ E4 S33 E3 S4 UOP=[YR=1993] S10 W18 N10 E18 \$ W18 N1 W3 N10 E3 N26 E6 \$ W6 S8 W4 N20 \$ W15 \$ PTR=N15 FUS=[YR=1994] N4 E5 N12 E4 N8 W4 N8 W19 S10 W4 S4 E4 S6 W4 S1 W3 S10 E3 S1 E18 \$ S15 \$.					