BLK 45 LOT W 1/2 OF 8
CITY OF FDNA BCH

BLAND BRIAN KELBY &/BOLTON GILBERT HOWARD II
810 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0045-0082

BUILDING CHARACTERISTICS

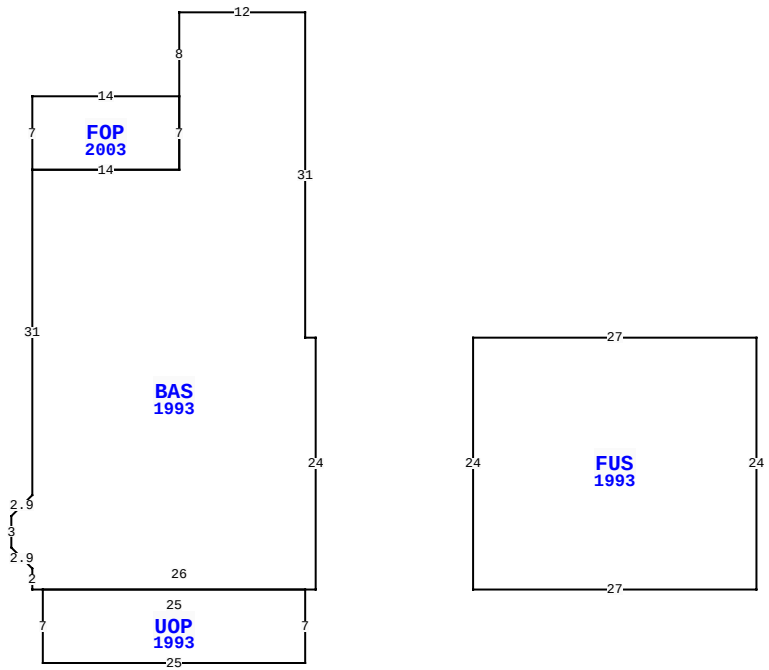
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	02	ROLL COMP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1993	1,254	236,766
FOP	98	30	2003	29	5,476
FUS	648	100	1993	648	122,348
UOP	175	20	1993	35	6,608
TOTALS	2,175			1,966	371,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,966	119.9814	227.48	447,226	1891	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2021 Heated Area: 1902 HX Base Yr 2021



810 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		371,198
TOTAL MARKET OB/XF VALUE		7,829
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		679,027
SOH/AGL Deduction		170,459
ASSESSED VALUE		508,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		457,846
TOTAL JUST VALUE		679,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181112	MTLROOF	16,500	04/03/2018
20111007	H/AC	2,800	06/21/2011
20091307	REPAIR/RRF	1,800	09/28/2009
20040978	REPAIR/RRF	3,000	05/28/2004
20040883	H/AC	3,000	05/12/2004
2003915	REMODEL	10,500	09/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0847	8/18/2020	WD	Q	I	01	565,000
GRANTOR: CARLSEN WILLIAM F LIV						
GRANTEE: BLAND BRIAN KELBY &						
2052/1841	6/13/2016	QC	U	I	11	100
GRANTOR: 810 ATLANTIC LLC						
GRANTEE: CARLSEN WILLIAM F L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N31 W12 S8 FOP=[YR=2003] W14 S7 E14 N7 $ S7 W14 S31 L2 D2 S3 R2 D2 S2 E1 UOP=[YR=1993] S7 E25 N7 W25 $ E26 N24 $ PTR= E15 FUS=[YR=1993] E27 S24 W27 N24 $ 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	0940	SHEDS/PORT	0	100	16	11	176.00	SF	13.20	13.20	100	2003	2003	3	20	465	
2	0830	FLAGSTONE	0	100	16	6	96.00	SF	12.00	12.00	100	1940	1940	3	20	230	
3	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	1940	1940	3	20	61	
4	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	1999	1999	3	20	24	
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2003	2003	3	20	24	
6	0940	SHEDS/PORT	0	100	7	3	21.00	SF	30.00	30.00	100	2003	2003	3	20	126	
7	0858	SCULP CONC	0	100	0	0	540.00	SF	13.00	13.00	100	2003	2003	3	95	6,669	
8	0851	PATIO STON	0	100	8	8	64.00	SF	0.75	0.75	100	2003	2003	3	82	39	
9	1076	TRELLIS A	0	100	8	11	88.00	SF	7.50	7.50	100	2003	2003	3	29	191	

LAND DESCRIPTION

TOTAL OB/XF 7,829

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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.06 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS