BLOCK 51 E1/2 OF LOT 1 &
ALL OF LOT 8
CITY OF FDNA BEACH

ADAMS FAMILY TRUST/ADAMS STEPHANIE E TRUSTEE
909 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0051-0011

BUILDING CHARACTERISTICS

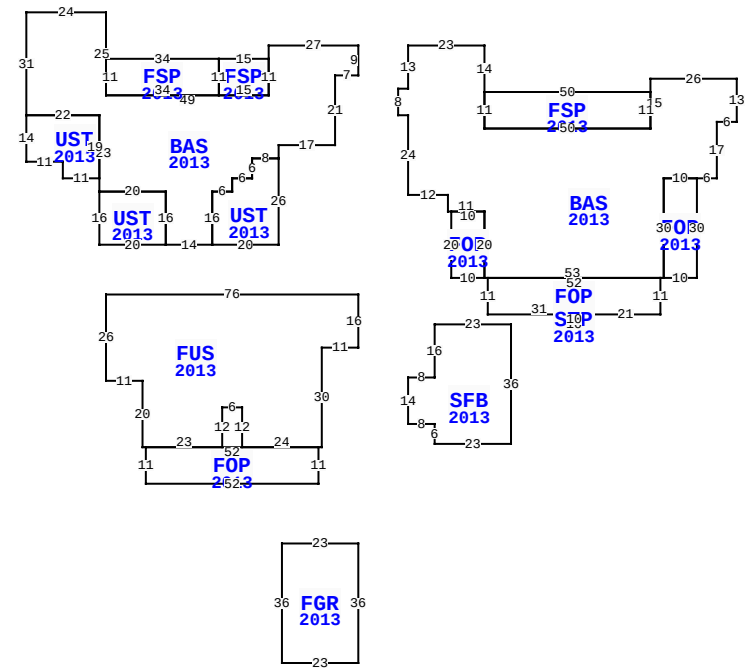
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,036	100	2013	3,036	434,452
BAS	4,162	100	2013	4,162	595,583
FGR	828	55	2013	455	65,111
FOP	200	30	2013	60	8,586
FOP	300	30	2013	90	12,879
FOP	572	30	2013	172	24,614
FOP	572	30	2013	172	24,614
FSP	165	40	2013	66	9,444
FSP	374	40	2013	150	21,466
FSP	550	40	2013	220	31,482
TOTALS	15,710			12,710	1,818,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	12,710	95.2470	150.87	1,917,558	2013	2013	0	0	0	5.15	94.85

2 SNGL FAM – 100% - 2022 Heated Area: 10824 HX Base Yr 2022



** This building has 16 Sub-Areas

909 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	02/14/2014	DJ	LGL DATE	
XF DATE			LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

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
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	3,800	
2	0462	ST/AL FNC	0	100	0	0	908.00	SF	10.00	10.00	100	2013	2013	3	68	6,174	
3	1127	BRICK 8"	0	100	0	0	152.00	SF	11.00	11.00	100	2013	2013	3	98	1,639	
4	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2013	2013	3	93	234	
5	0855	CONC PAVER	0	100	0	0	820.00	SF	7.00	7.00	100	2013	2013	3	93	5,338	
6	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2013	2013	3	68	11,560	
7	0855	CONC PAVER	0	100	0	0	420.00	SF	7.00	7.00	100	2013	2013	3	93	2,734	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	55	1,100	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,818,804
TOTAL MARKET OB/XF VALUE		32,579
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		2,376,383
SOH/AGL Deduction		649,656
ASSESSED VALUE		1,726,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,676,005
TOTAL JUST VALUE		2,376,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,813,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0853	INTERIOR BASEMENT	47,640	01/31/2025
2023-0491	FOP=FSP	2,250	09/05/2023
20132273	SWIM POOL	20,955	09/27/2013
20120780	NEW CONSTR	8,500	05/29/2013
20120509	XFOB	0	03/23/2012
20120507	XFOB	0	03/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0072	11/30/2021	WD	Q	I	01	2,400,000
GRANTOR: HUNTER KENNETH JR & T						
GRANTEE: ADAMS FAMILY TRUST						
1695/0202	8/25/2010	WD	U	I	12	110,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: HUNTER KENNETH JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=15,0] E23 S14 S11 E50 N15 E26 S13 W6 S17 W6 W10 S30 W1 W53 N20 W11 N5 W12 N24 W3 N8 E3 N13 $
BAS=[YR=2013;ORIG=0,0] W27 S4 S11 W49 N25 W24 S31 E22 S23 E20 S16 E14 N16 E6 N4 E6 N6 E8 N4 E17 N21 E7 N9 $
FUS=[YR=2013;ORIG=0,75] W76 S26 E11 S20 E1 E23 N12 E6 S12 E24 N30 E11 N16 $
SFB=[YR=2013;ORIG=15,100] E8 N16 E23 S36 W23 N6 W8 N14 $
FGR=[YR=2013;ORIG=0,150] W23 S36 E23 N36 $
FOP=[YR=2013;ORIG=91,70] S11 W21 W31 N11 E52 $
FOP=[YR=2013;ORIG=-64,121] S11 E52 N11 W52 $
FSP=[YR=2013;ORIG=38,14] E50 S11 W50 N11 $
UST=[YR=2013;ORIG=-44,60] E20 N26 W8 S6 W6 S4 W6 S16 $

LAND DESCRIPTION

TOTAL OB/XF 32,579

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
1	001000	C	COMMERCIAL	0	0003	C-3	150.00	100.00	15,000.00	SF		1.00	1.00	1.00	35.00	35.00	525,000							

REVIEW DATE 02/05/2024 BY TWA Total Acres: 0.34 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/30/2025 BY SYS