BLOCK 51 LOT W1/2 OF 1 & LOT 2
IN OR 458 PG 382
CITY OF FDNA BEACH

SCHUB CHRISTINE CAROL
901 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0051-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

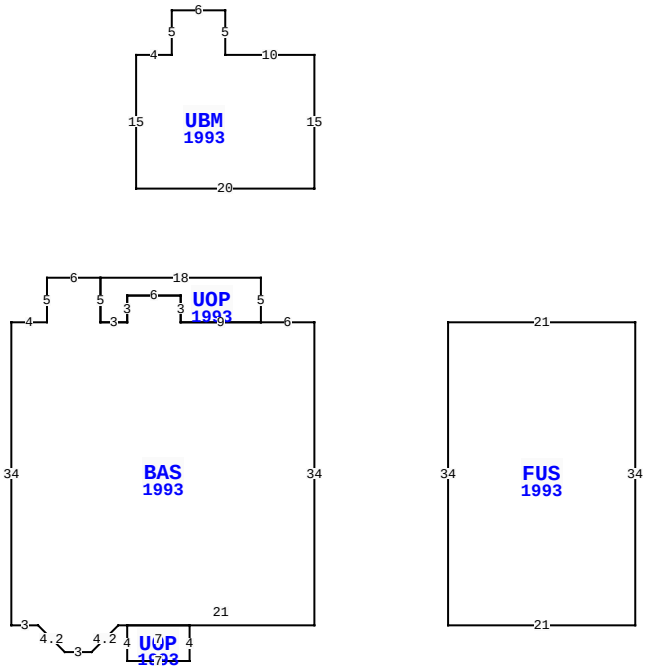
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1993	1,222	162,028
FUS	714	100	1993	714	94,671
UBM	330	20	1993	66	8,751
UOP	28	20	1993	6	796
UOP	72	20	1993	14	1,856
TOTALS	2,366			2,022	268,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,022	100.5480	159.27	322,044	1900	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 0 Heated Area: 1936 HX Base Yr



901 ATLANTIC AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,102
TOTAL MARKET OB/XF VALUE		2,029
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		550,131
SOH/AGL Deduction		445,094
ASSESSED VALUE		105,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,315
TOTAL JUST VALUE		550,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150509	DRIVEWAY	0	03/09/2015
20062779	H/AC	2,900	12/21/2006
4015	REPAIRS	250	12/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0458/0382	3/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						
0334/0025	4/01/1981	WD	Q	I		36,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N5 W18 S5 E3 N3 E6 S3 E9 $ W9 N3 W6 S3 W3 N5 W6 S5 W4 S34 E3 D3 R3 E3 U3 R3 E1 UOP=[YR=1993] S4 E7 N4 W7 $ E21 N34 $PTR= E15 FUS=[YR=1993] E21 S34W21 N34 $ W15 $PTR= N15 UBM 1993= N15 W10 N5 W6 S5 W4 S15 E20 $ S15 $.

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	1984	1984	3	54	1,890	
2	0830	FLAGSTONE	0	100	6	5	30.00	SF	12.00	12.00	100	1940	1940	3	20	72	
3	1243	WD DECK F	0	100	6	7	42.00	SF	8.00	8.00	100	1993	1993	3	20	67	

LAND DESCRIPTION

TOTAL OB/XF 2,029

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	35.00	35.00	175,000							
2	000100	C	RES	100		C-3			10,000.00	SF		1.00	1.00	0.35	30.00	10.50	105,000							

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.34 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 07/30/2025 BY SYS