BLK 243 E 105FT OF LOT 1 &
E 105FT OF N 43FT OF OF LOT 2
& W1/2 TRACT D OF LOT 10

FANELLI DEBORAH L
1320 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0243-0011

BUILDING CHARACTERISTICS

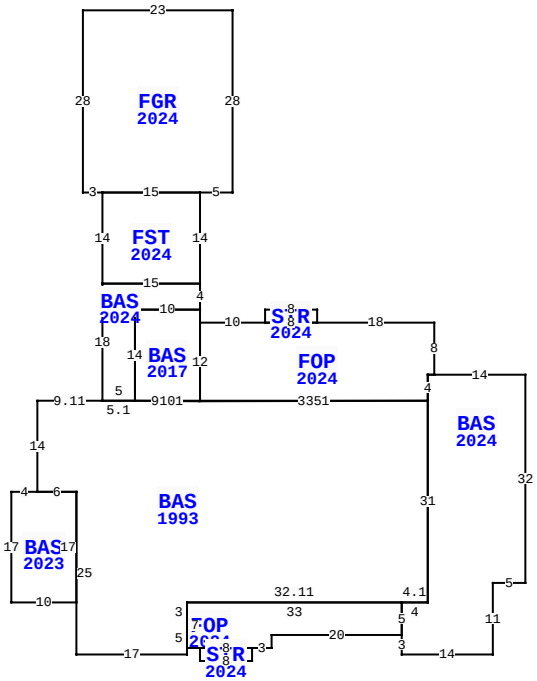
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1993	1,892	253,553
BAS	140	100	2017	140	18,762
BAS	170	100	2023	170	22,782
BAS	130	100	2024	130	17,422
BAS	622	100	2024	622	83,356
FGR	644	55	2024	354	47,441
FOP	191	30	2024	57	7,639
FOP	428	30	2024	128	17,154
FST	210	55	2024	116	15,545
STR	16	10	2024	2	268
TOTALS	4,459			3,613	484,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,613	108.5805	143.33	517,851	1949	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2954 HX Base Yr 2022



** This building has 11 Sub-Areas

1320 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		484,191
TOTAL MARKET OB/XF VALUE		12,340
TOTAL LAND VALUE - MARKET		727,775
TOTAL MARKET VALUE		1,224,306
SOH/AGL Deduction		586,906
ASSESSED VALUE		637,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		586,678
TOTAL JUST VALUE		1,224,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,201,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2454	RMDL & ADD 2071TS	520,000	08/29/2022
20163187	ADDITION	40,000	11/17/2016
20101540	REMODEL	3,200	09/10/2010
20100543	H/AC	4,157	04/01/2010
20100478	REPAIR/RRF	13,265	03/23/2010
20041463	REMODEL	2,000	08/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1450	6/25/2024	QC	U	I	11	100
GRANTOR: FANELLI ERIC SCOTT						
GRANTEE: FANELLI DEBORAH LOU						
2255/1698	2/15/2019	WD	Q	I	02	375,000
GRANTOR: PHILLIPS JONATHAN R &						
GRANTEE: FANELLI ERIC S & DE						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,786.00	SF	4.00	4.00	100	2024	2023		100	11,144	
2	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	2024	2023		100	1,196	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-45,10] W5.1 W9.11 S14 E6 S25 E17 N5 N3 E32.11 E4.1 N31 D0.1L35.1 U0.1L9.11 $
FGR=[YR=2024;ORIG=-53,-50] E23 S28 W5 W15 W3 N28 $
BAS=[YR=2024;ORIG=-4,41] S5 S3 E14 N11 E5 N32 W14 W1 S4 S31 W4 $
FOP=[YR=2024;ORIG=-35,-2] S12 E35 N4 E1 N8 W18 W8 W10 $
FST=[YR=2024;ORIG=-50,-22] E15 S14 W15 N14 $
FOP=[YR=2024;ORIG=-37,41] E33 S5 W20 S2 W3 W8 W2 N7 $
BAS=[YR=2023;ORIG=-60,24] W4 S17 E10 N17 W6 $
BAS=[YR=2017;ORIG=-35,-2] N2 W10 S14 E10 N12 $
BAS=[YR=2024;ORIG=-50,-8] S18 E5 N14 E10 N4 W15 $
STR=[YR=2024;ORIG=-35,48] E8 S2 W8 N2 $

LAND DESCRIPTION

TOTAL OB/XF 12,340

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	MU-1			29,111.00	SF		1.00	1.00	1.00	25.00	25.00	727,775							

REVIEW DATE 01/29/2024 BY DJ Total Acres: 0.67 Total Land Value: 727,775 Market: 0 Agricultural: 0 Common: 727,775 PRINTED 07/30/2025 BY SYS