

BLOCK 259 LOT W 130 FT OF
S 150 FT OF 1
IN OR 2645/1328

MOORE RANDAL B & CHARISSE J L/E/
1401 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0259-0012



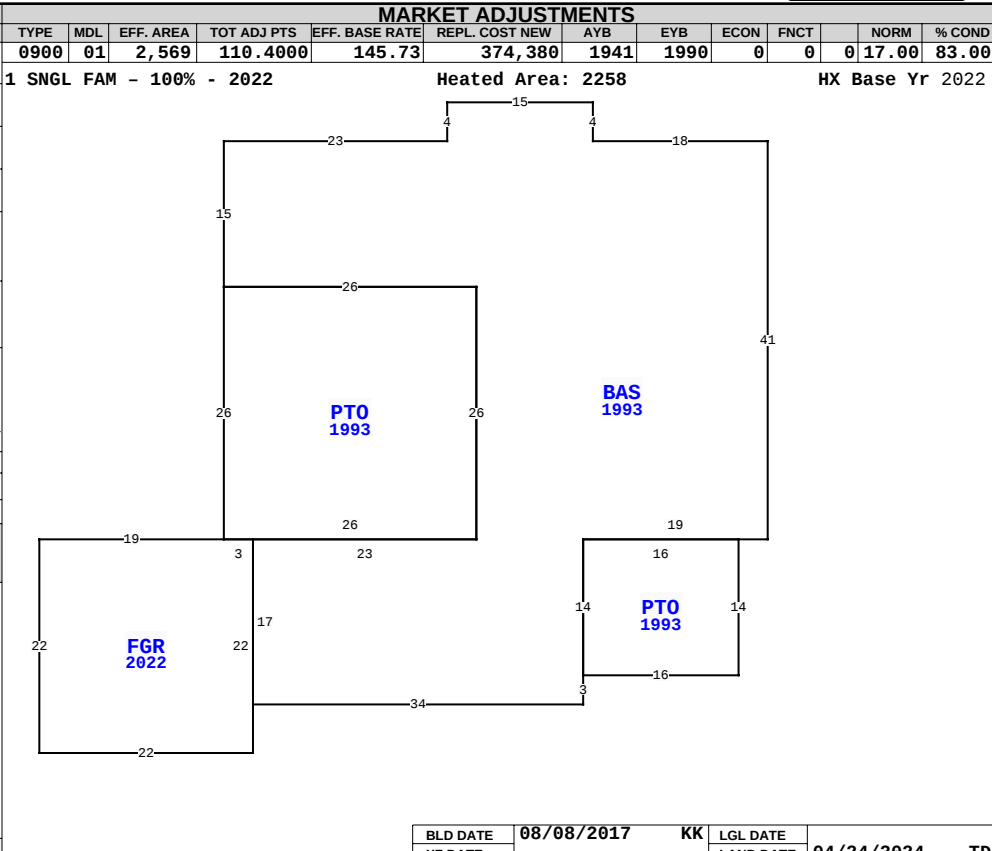
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	1993	2,258	273,118
FGR	484	55	2022	266	32,174
PTO	224	5	1993	11	1,330
PTO	676	5	1993	34	4,113
TOTALS	3,642			2,569	310,735

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	23	18	414.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	0	0	366.00	SF	6.50	6.50

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	MU-1			19,500.00



1401 ATLANTIC AV, FERNANDINA BEACH									
BLD DATE	08/08/2017	KK	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		310,735	
TOTAL MARKET OB/XF VALUE		7,284	
TOTAL LAND VALUE - MARKET		487,500	
TOTAL MARKET VALUE		805,519	
SOH/AGL Deduction		183,798	
ASSESSED VALUE		621,721	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		570,999	
TOTAL JUST VALUE		805,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		791,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171220	REPAIR/RRF	17,000	04/25/2017
20112216	SIGN	200	12/14/2011
20112047	SIGN	854	11/15/2011
20060974	H/AC	2,000	05/08/2006
8105	REMODEL	6,600	01/20/1994
8023	XFOB	2,000	12/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1328	5/31/2023	LE U	I	I	11	100
GRANTOR: MOORE RANDALL B & CHA						
GRANTEE: MOORE ERIN CHARISSE						
2525/1150	12/29/2021	WD Q	I	I	01	600,000
GRANTOR: ATLANTIC1401 HOLDINGS						
GRANTEE: MOORE RANDALL B & C						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N4 W15 S4 W23 S15 PTO=[YR=1993] S26									
FGR=[YR=2022] W19 S22 E22 N22 W3\$ E26 N26 W26\$ E26 S26 W23									
S17 E34 N3 PTO=[YR=1993] E16 N14 W16 S14\$ N14 E19 N41\$.									