BLOCK 259 PT OF S144 FT OF
E130 FT OF LOT 10
IN OR 2115/1694

WILLIAMS HUGH
1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0259-0101

BUILDING CHARACTERISTICS

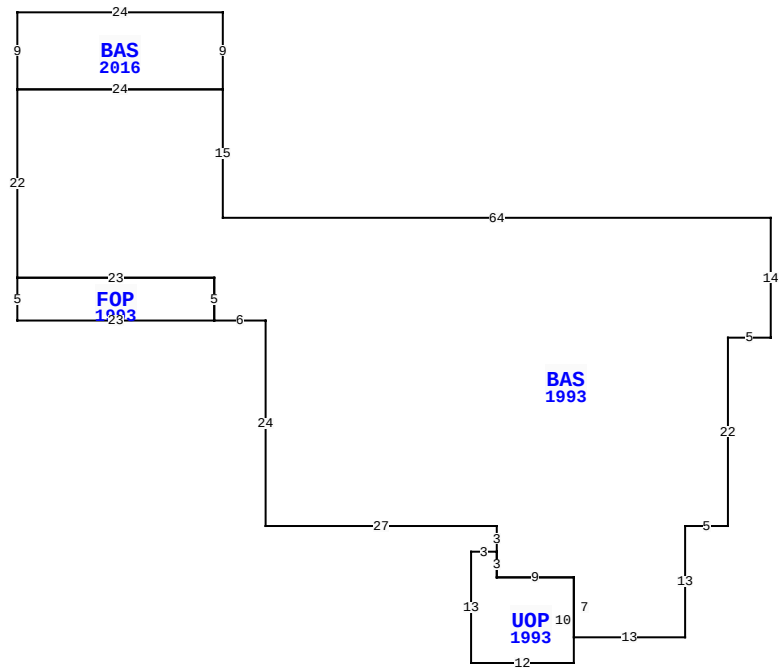
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
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	2,830	100	1993	2,830	475,281
BAS	216	100	2016	216	36,276
FOP	115	30	1993	34	5,711
UOP	129	20	1993	26	4,367
TOTALS	3,290			3,106	521,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,106	109.0200	172.25	535,008	1937	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2017 Heated Area: 3046 HX Base Yr 2017



BLD DATE	08/01/2014 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/27/2024 MLU
AG DATE	

1415 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		521,633
TOTAL MARKET OB/XF VALUE		97,991
TOTAL LAND VALUE - MARKET		474,240
TOTAL MARKET VALUE		1,093,864
SOH/AGL Deduction		574,337
ASSESSED VALUE		519,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		468,805
TOTAL JUST VALUE		1,093,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,072,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190231	CARPORT	0	05/16/2019
20152789	REMODEL	50,000	12/02/2015
20061310	REPAIR/RRF	8,000	06/12/2006
8252	REPAIR/RRF	1,200	04/12/1994
7394	REPAIR/RRF	500	10/27/1992
4731	CARPORT	750	03/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1694	4/21/2017	WD	U	I	11	100
GRANTOR: ATLANTIC AVENUE LAND						
GRANTEE: WILLIAMS HUGH						
2007/0912	10/06/2015	WD	Q	I	01	300,000
GRANTOR: DAVIS ELIZABETH S						
GRANTEE: THE ATLANTIC AVENUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 N15 BAS=[YR=2016] N9 W24 S9 E24$ W24 S22
FOP=[YR=1993] S5 E23 N5 W23$ E23 S5 E6 S24 E27 S3
UOP=[YR=1993] W3 S13 E12 N10 W9 N3$ S3 E9 S7 E13 N13 E5 N22
E5 N14 $.

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	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2016	2016	3	78	32,487	
2	0811	CONCRETE B	0	100	0	0	276.00	SF	5.20	5.20	100	1980	1980	3	30	431	
3	0855	CONC PAVER	0	100	0	0	120.00	SF	20.00	20.00	100	2016	2016	3	95	2,280	
4	0855	CONC PAVER	0	100	0	0	230.00	SF	20.00	20.00	100	2016	2016	3	95	4,370	
5	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2016	2016	3	95	4,598	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
7	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	100	2016	2016	3	95	4,469	
8	0835	QUARY TILE	0	100	0	0	1,430.00	SF	10.00	10.00	100	2016	2016	3	95	13,585	
9	0855	CONC PAVER	0	100	0	0	3,801.00	SF	7.00	7.00	100	2016	2016	3	95	25,277	
10	0350	CARPORT WD	0	100	16	30	480.00	SF	22.75	22.75	100	2019	2019	3	82	8,954	

TOTAL OB/XF 97,991

LAND DESCRIPTION

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	R-1	130.00	144.00	130.00	FF	1	1.14	1.00	1.14	3,200.00	3,648.00	474,240							

REVIEW DATE 12/02/2019 BY DJ Total Acres: 0.00 Total Land Value: 474,240 Market: 0 Agricultural: 0 Common: 474,240 PRINTED 07/30/2025 BY SYS