BLK 260 TRACTS A,B & C OF
LOT 10 IN OR 2772/1703
CITY OF FDNA BEACH

STRAHLER CODY MICHAEL & ERIKA NICOLE
1428 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0260-10A0

BUILDING CHARACTERISTICS

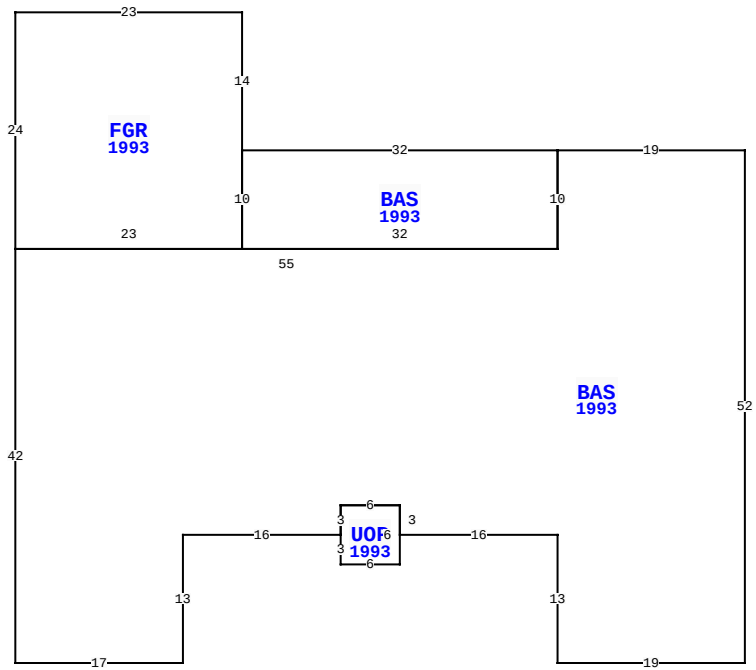
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	320	100	1993	320	42,448
BAS	2,786	100	1993	2,786	369,567
FGR	552	55	1993	304	40,326
UOP	36	20	1993	7	928
TOTALS	3,694			3,417	453,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,417	122.5532	161.77	552,768	1951	2000	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 0 Heated Area: 3106 HX Base Yr



1428 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	453,270
TOTAL MARKET OB/XF VALUE	9,350
TOTAL LAND VALUE - MARKET	492,800
TOTAL MARKET VALUE	955,420
SOH/AGL Deduction	217,749
ASSESSED VALUE	737,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	737,671
TOTAL JUST VALUE	955,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	774,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071994	REROOF W/30YR SHN	13,250	10/23/2007
2004172	PLUMBING ALTERATI	0	10/16/2000
4271	REPAIR/RRF	1,850	04/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/1703	3/10/2025	WD	Q	I	01	1,320,000
GRANTOR: COOK WILLIAM K JR REV						
GRANTEE: STRAHLER CODY MICHA						
2668/1670	9/21/2023	WD	U	I	11	100
GRANTOR: COOK WILLIAM K JR						
GRANTEE: COOK WILLIAM K JR R						

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	1,400	
2	0825	BRICK	0	0	0	0	509.00	SF	12.50	12.50	100	1980	1980	3	72	4,581	
3	0825	BRICK	0	0	41	3	123.00	SF	12.50	12.50	100	1980	1980	3	72	1,107	
4	0810	CONCRETE A	0	0	0	0	1,740.00	SF	6.50	6.50	100	1960	1960	3	20	2,262	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 S10 W55 S42 E17 N13 E16 N3 E6 S3 E16 S13 E19 N52 $
FGR=[YR=1993;ORIG=-51,0] N14 W23 S24 E23 N10 $
BAS=[YR=1993;ORIG=-19,0] W32 S10 E32 N10 $
UOP=[YR=1993;ORIG=-41,39] S3 E6 N6 W6 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,350

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	0	0003	R-1	154.00	172.00	154.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	492,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 492,800 Market: 0 Agricultural: 0 Common: 492,800 PRINTED 07/30/2025 BY SYS