BLOCK C E45 FT OF LOT 3 &
W30 FT OF LOT 1 BLOCK C
SABLE & ROTHCHILD SUB

COBB JOHN R & DIANE M
1823 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000C-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

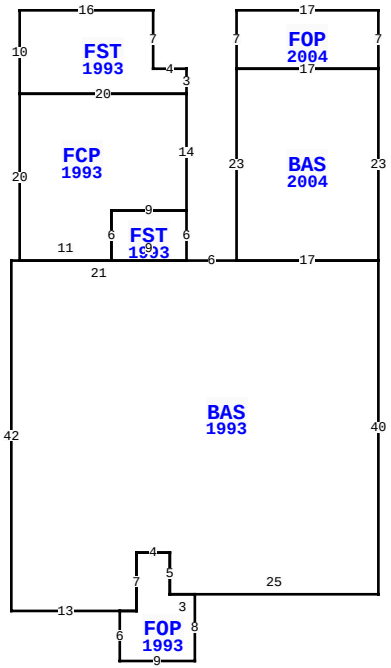
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	188,316
BAS	391	100	2004	391	41,600
FCP	346	25	1993	86	9,150
FOP	88	30	1993	26	2,767
FOP	119	30	2004	36	3,830
FST	54	55	1993	30	3,192
FST	172	55	1993	95	10,107
TOTALS	2,940			2,434	258,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	129.6540	136.14	331,365	1987	1995	0	0	0	21.85	78.15

1 SINGLE FAM 100% - 2017 Heated Area: 2161 HX Base Yr 2017



1823 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,962
TOTAL MARKET OB/XF VALUE		8,970
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		612,932
SOH/AGL Deduction		494,032
ASSESSED VALUE		118,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,489
TOTAL JUST VALUE		612,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010041	ADDITION	20,000	01/16/2001
BP4163	N/A	75,000	02/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/0139	10/10/2006	WD	Q	I		525,000
GRANTOR: COPT TERI						
GRANTEE: COBB JOHN R & DIANE						
0915/1595	1/18/2000	WD	U	I		217,000
GRANTOR: TAYLOR MARY V						
GRANTEE: COPT TERI						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
4	0525	GAZEBO	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	1987	1987	3	20	3,000	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
8	1241	WD DECK G	0	100	0	0	470.00	UT	11.50	11.50	100	2001	2001	3	27	1,459	
9	1076	TRELLIS A	0	100	10	14	140.00	SF	3.75	3.75	100	2001	2001	3	85	446	

BUILDING DIMENSIONS

FOP=[YR=2004] W17 S7 BAS=[YR=2004] S23 BAS=[YR=1993] W6 FST=[YR=1993] N6 FCP=[YR=1993] N14 FST=[YR=1993] N3 W4 N7 W16 S10 E20 $ W20 S20 E11 N6 E9 $ W9 S6 E9 $ W21 S42 E13 FOP=[YR=1993] S6 E9 N8 W3 N5 W4 S7 W2 $ E2 N7 E4 S5 E25 N40 W17 $ E17 N23 W17 $ E17 N7 $.

LAND DESCRIPTION

TOTAL OB/XF 8,970

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	75.00	152.00	75.00	FF		1.00	1.00	1.15	4,000.00	4,600.00	345,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 07/09/2026 BY SYS