



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1012.00
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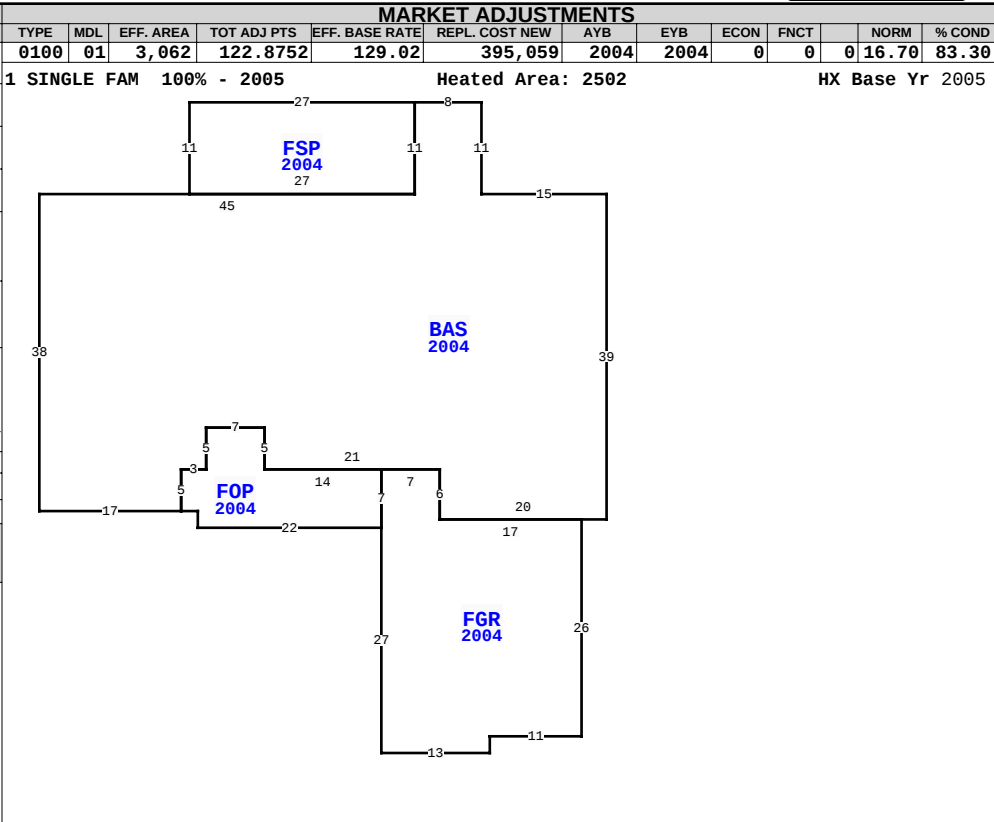
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	2004	2,502	268,899
FGR	692	55	2004	381	40,948
FOP	199	30	2004	60	6,448
FSP	297	40	2004	119	12,789

TOTALS	3,690			3,062	329,084
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
3	0350	CARPORT WD	0	100	10	6	60.00	SF	13.00

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		R-1	100.00	152.00	100.00

REVIEW DATE	01/01/2023	BY	CD
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2029 ATLANTIC AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/04/2026
	INC DATE		AG DATE	MLU

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	20	600	
3	0350	CARPORT WD	0	100	10	6	60.00	SF	13.00	13.00	100	2004	2004	3	20	156	

LAND DESCRIPTION										TOTAL OB/XF									
1	000100	C	RES	100		R-1	100.00	152.00	100.00	FF	1	1.15	1.00	1.15	4,000.00	4,600.00	460,000		

Total Acres: 0.00	Total Land Value: 460,000	Market: 0	Agricultural: 0	Common: 460,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										329,084									
TOTAL MARKET OB/XF VALUE										3,766									
TOTAL LAND VALUE - MARKET										460,000									
TOTAL MARKET VALUE										792,850									
SOH/AGL Deduction										472,023									
ASSESSED VALUE										320,827									
TOTAL EXEMPTION VALUE										HX HB WX 56,411									
BASE TAXABLE VALUE										264,416									
TOTAL JUST VALUE										792,850									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										697,909									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040385	GAS	1,000	03/02/2004
20040392	H/AC	6,000	03/02/2004
20040090	NEW CONSTR	14,000	01/20/2004
20040054	NEW CONSTR	0	01/13/2004
20034139	OTHER	4,000	11/17/2003
20040000	NEW CONSTR	314,000	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2865/1131	5/04/2026	FJ	U	I	11	0	
GRANTOR: STEVENSON JOHN LESTER							
GRANTEE: STEVENSON KATHERINE							
2848/570	2/19/2026	LE	U	I	11	100	
GRANTOR: STEVENSON KATHERINE R							
GRANTEE: KERR HILARY S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W15 N11 W8 FSP=[YR=2004] W27 S11 E27 N11\$ S11 W45 S38 E17 FOP=[YR=2004] E2 S2 E22 FGR=[YR=2004] S27 E13 N2 E11 N26 W17 N6 W7 S7\$ N7 W14 N5 W7 S5 W3 S5\$ N5 E3 N5 E7 S5 E21 S6 E20 N39\$.									