

LOTS A B C (LESS S 12 FT OF C)
IN OR 1856/11
MCARTHUR REPLAT PB 3/3

PAGE DAVID P JR & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1450-000A-0000



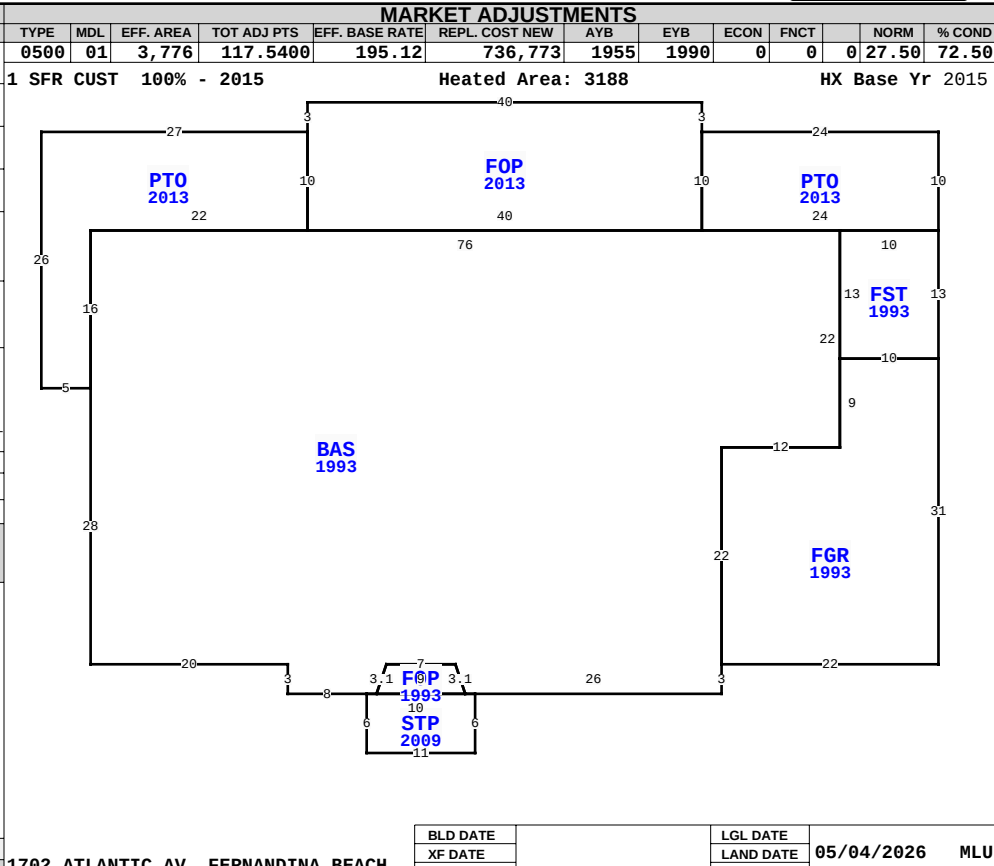
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 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	3,188	100	1993	3,188	450,981
FGR	574	55	1993	316	44,702
FOP	24	30	1993	7	990
FOP	520	30	2013	156	22,068
FST	130	55	1993	72	10,186
PTO	240	5	2013	12	1,697
PTO	350	5	2013	18	2,546
STP	66	10	2009	7	990

TOTALS	5,092			3,776	534,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		534,160	
TOTAL MARKET OB/XF VALUE		43,200	
TOTAL LAND VALUE - MARKET		493,200	
TOTAL MARKET VALUE		1,070,560	
SOH/AGL Deduction		696,422	
ASSESSED VALUE		374,138	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		322,727	
TOTAL JUST VALUE		1,070,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		929,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131709	REMODEL	5,300	07/22/2013
20131639	ADDITION	10,000	07/12/2013
20131562	REPAIR/RRF	200,000	07/05/2013
20131565	REPAIR/RRF	14,500	07/05/2013
20131102	DEMOKITCH	3,000	05/17/2013
5806B	SWIM POOL	9,000	02/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0011	5/08/2013	WD	Q	I	02	225,000
GRANTOR: LANNON JENEAN						
GRANTEE: PAGE DAVID P JR & K						
0717/0182	10/28/1994	PR	Q	I	01	100
GRANTOR: LANNON JENEAN P/R/LAN						
GRANTEE: LANNON JENEAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2013] W24 FOP=[YR=2013] N3 W40 S3 PTO=[YR=2013] W27 S26 E5 BAS=[YR=1993] S28 E20 S3 E8 STP=[YR=2009] S6E11N6 W1 FOP=[YR=1993] U3 L1 W7 L1 D3 E9\$W10\$ E1 U3 R1 E7 D3 R1 E26N3FGR=[YR=1993] E22N31 FST=[YR=1993] N13 W10 S13 E10 \$ W10S9 W12 S22\$ N22 E12 N22 W76 S16\$ N16 E22 N10\$ S10 E40 N10\$ S10 E24 N10\$.									

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	137.00	181.00	137.00
TOTAL OB/XF 43,200									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF	1	1.20	1.00	0.90	4,000.00	3,600.00	493,200		