LOT 1
(EX PT IN R/W OR 216/434)
R/P OF OUTLOT 44 S/D DBK A6/32

YOKLEY JOHN I II/ZIMMERMAN BARBARA J
1607 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

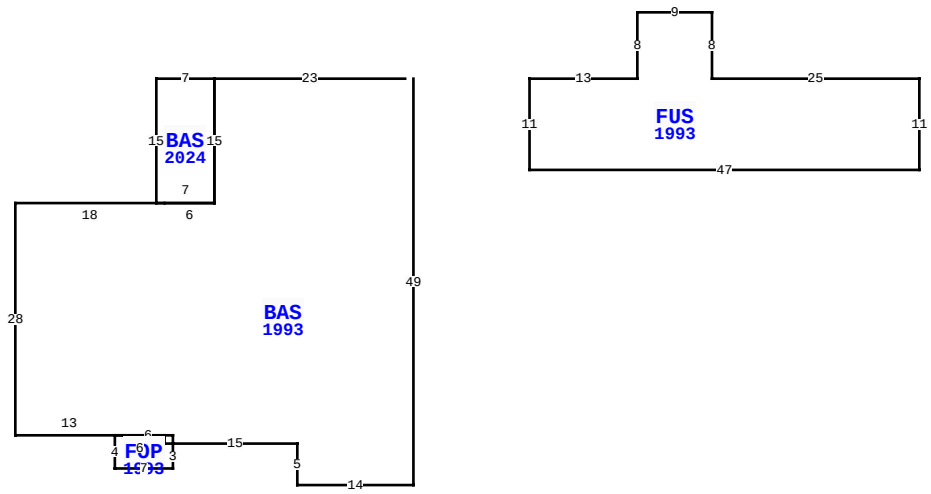
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,803	100	1993	1,803	250,551
BAS	105	100	2024	105	14,591
FOP	27	30	1993	8	1,112
FUS	589	100	1993	589	81,849
TOTALS	2,524			2,505	348,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	116.9280	162.53	407,138	1952	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2022 Heated Area: 2497 HX Base Yr 2022



1607 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		372,749
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		347,480
TOTAL MARKET VALUE		720,229
SOH/AGL Deduction		187,560
ASSESSED VALUE		532,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		481,258
TOTAL JUST VALUE		720,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222569	FOP & LAUNDRY RM	35,000	01/11/2023
20160599	GARAGE	34,275	03/04/2016
20141830	175'ALUM	0	08/20/2014
20101566	REPAIR/RRF	1,800	09/14/2010
20090851	H/AC	3,500	07/01/2009
972264	REPAIR/RRF	1,200	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE	U	I	11	100
GRANTOR: YOKLEY JOHN I II &						
GRANTEE: GUILLORY ADAM						
2300/1469	8/26/2019	WD	Q	I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 S15 D0L6 U0L18 S28 E13 E6 S1 E15 S5 E14 N49 $
FUS=[YR=1993;ORIG=15,0] E13 N8 E9 S8 E25 S11 W47 N11 $
FOP=[YR=1993;ORIG=-35,43] S4 E7 N3 W1 N1 W6 $
PTR=[ORIG=0,0] E15 W15 $
BAS=[YR=2024;ORIG=-30,0] E7 S15 W7 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1	73.00	162.00	73.00	FF		1.00	1.00	1.19	4,000.00	4,760.00	347,480							

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 347,480 Market: 0 Agricultural: 0 Common: 347,480 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

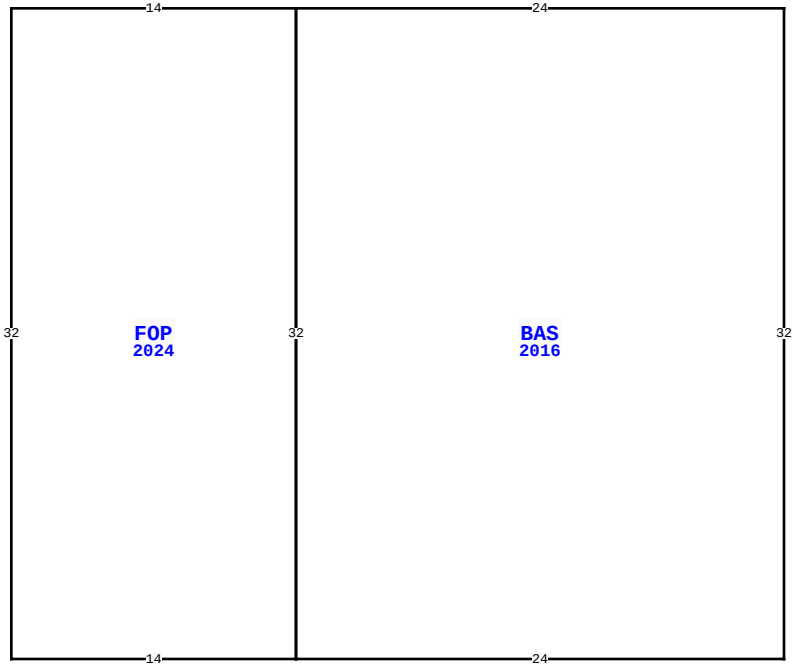
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2016	768	20,984
FOP	448	30	2024	134	3,661
TOTALS	1,216			902	24,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	902	77.8464	30.36	27,385	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2022 Heated Area: 768 HX Base Yr 2022



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9294	REMODEL	12,000	09/13/1995
BP4365	N/A	3,000	06/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0527	3/14/2023	LE	U	I	11	100
GRANTOR: YOKLEY JOHN I II &						
GRANTEE: GUILLORY ADAM						
2300/1469	8/26/2019	WD	Q	I	01	431,500
GRANTOR: ROBINSON ALLEN L & JE						
GRANTEE: YOKLEY JOHN I II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-8,32] W24 N32 E24 S32 $
FOP=[YR=2024;ORIG=-46,0] E14 S32 W14 N32 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 347,480 Market: 0 Agricultural: 0 Common: 347,480 PRINTED 07/09/2026 BY SYS