LOTS 3 & 4
IN OR 2869/1478
R/P OF OUTLOT 44 S/D DBK A6/32

KASUN DAVID
1617 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

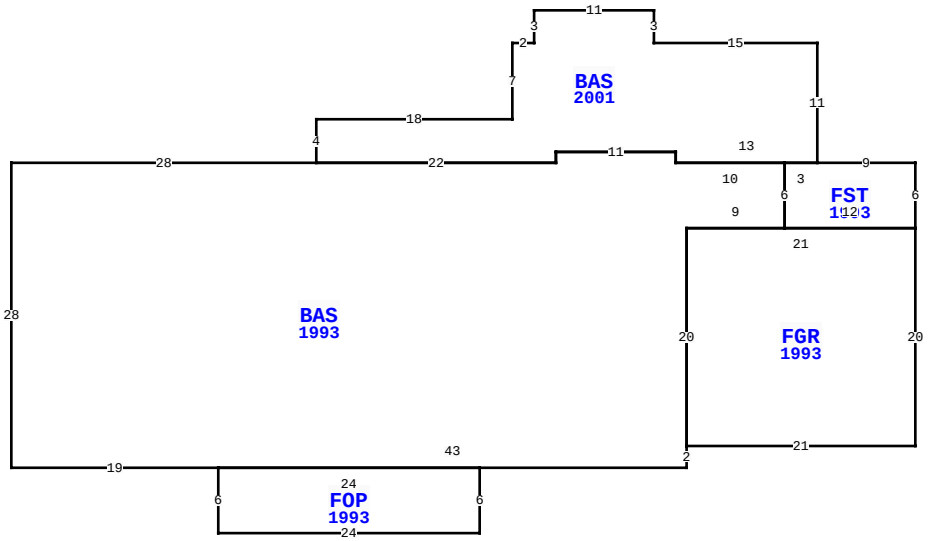
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,801	100	1993	1,801	254,817
BAS	402	100	2001	402	56,878
FGR	420	55	1993	231	32,683
FOP	144	30	1993	43	6,084
FST	72	55	1993	40	5,659
TOTALS	2,839			2,517	356,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	125.0928	173.88	437,656	1969	2000	0	0	0	18.63	81.37

1 SNGL FAM 0% - 2026 Heated Area: 2203 HX Base Yr



1617 ATLANTIC AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	356,121
TOTAL MARKET OB/XF VALUE	51,580
TOTAL LAND VALUE - MARKET	511,056
TOTAL MARKET VALUE	918,757
SOH/AGL Deduction	0
ASSESSED VALUE	918,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,757
TOTAL JUST VALUE	918,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003649	ADDITION	80,000	08/08/2000
9701B	SWIM POOL	15,000	03/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2869/1478	5/18/2026	WD	Q	I	01	1,265,000
GRANTOR: SUSAN CAPLES LIVING T						
GRANTEE: KASUN DAVID						
2164/1282	12/14/2017	WD	U	I	11	100
GRANTOR: CAPLES DAVID J & SUSA						
GRANTEE: CAPLES DAVID J & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=2001] N11 W15 N3 W11 S3 W2 S7 W18 S4 BAS=[YR=1993] W 28 S28 E19 FOP=[YR=1993] S6 E24 N6 W 24$ E43 N2 FGR=[YR=1993] E21 N20 W21 S20$ N20 E9 N6 W10 N1 W11 S1 W22$ E22 N1 E11 S1 E13$ W3 S6 E12 N6$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	29	580	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1997	1997	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 51,580

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		R-1	156.00	162.00	156.00	FF		1.00	1.00	0.82	4,000.00	3,276.00	511,056							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 511,056 Market: 0 Agricultural: 0 Common: 511,056 PRINTED 07/09/2026 BY SYS