OUT LOTS W123 FT OF E253
FT OF N1/2 OF 230
OUT LOTS

BROWN KATHLEEN M/GASPARINI ROBIN NICOLE
1802 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0230-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

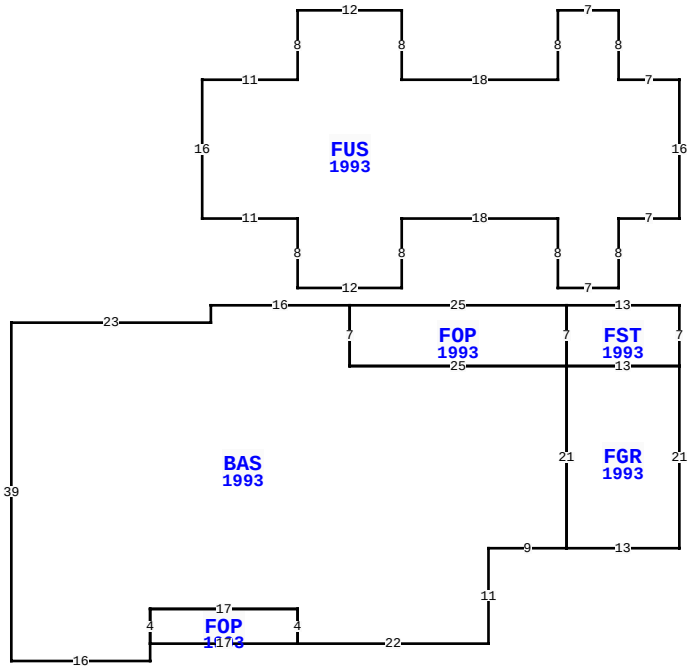
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	2,140	100	1993	2,140	283,441
FGR	273	55	1993	150	19,868
FOP	68	30	1993	20	2,649
FOP	175	30	1993	52	6,887
FST	91	55	1993	50	6,623
FUS	1,184	100	1993	1,184	156,819
TOTALS	3,931			3,596	476,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,596	108.9000	151.37	544,327	1952	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2018 Heated Area: 3324 HX Base Yr 2018



1802 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	07/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,286
TOTAL MARKET OB/XF VALUE		43,970
TOTAL LAND VALUE - MARKET		565,800
TOTAL MARKET VALUE		1,086,056
SOH/AGL Deduction		604,952
ASSESSED VALUE		481,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,693
TOTAL JUST VALUE		1,086,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		930,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182114	PERGOLA	16,972	06/21/2018
20180202	REMODEL	205,000	01/19/2018
20070263	OTHER	895	02/13/2007
20052037	REPAIR/RRF	6,000	06/21/2005
5743B	SWIM POOL	13,100	01/05/1990
3513B	REPAIR/RRF	3,800	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2854/277	3/16/2026	WD	Q	I	01	1,400,000
GRANTOR: LONG GARY & MARY						
GRANTEE: BROWN KATHLEEN M						
2787/176	5/12/2025	LE	U	I	11	100
GRANTOR: LONG GARY & MARY						
GRANTEE: LONG FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 FOP=[YR=1993] W25 BAS=[YR=1993] W16 S2 W23 S39 E16 N2 FOP=[YR=1993] E17 N4 W17 S4$ N4 E17 S4 E22 N11 E9 FGR=[YR=1993] E13 N21 W13 S21 $ N21 W25 N7 $ S7 E25 N7$ S7 E13 N7$ PTR= N10 FUS=[YR=1993] N16 W7 N8 W7 S8 W18 N8 W12 S8 W11 S16 E11 S8 E12 N8 E18 S8 E7 N8 E7$ S10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 43,970

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	123.00	150.00	123.00	FF	1	1.15	1.00	1.15	4,000.00	4,600.00	565,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 565,800 Market: 0 Agricultural: 0 Common: 565,800 PRINTED 07/09/2026 BY SYS