N173 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1912/175

NETTLES LARRY E JR & ELIZABETH
1912 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0231-0030

NASSAU COUNTY PROPERTY

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	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	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

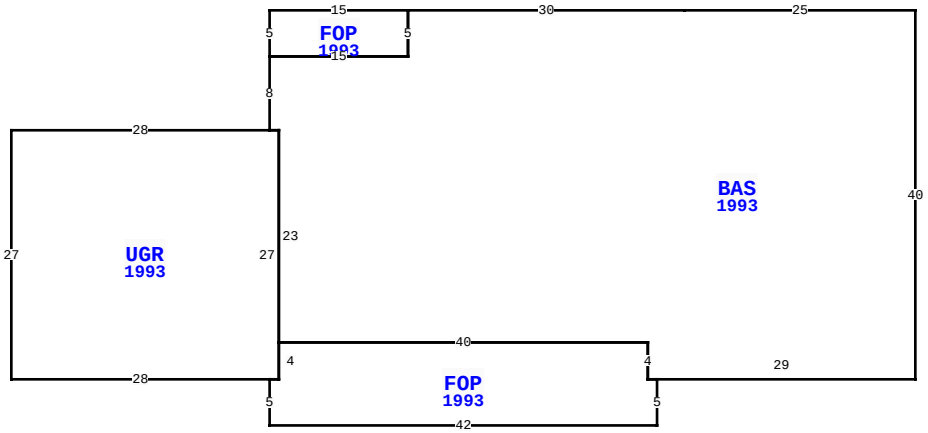
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	1993	2,538	305,344
FOP	75	30	1993	22	2,647
FOP	370	30	1993	111	13,355
UGR	783	45	1993	352	42,349
TOTALS	3,766			3,023	363,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,023	123.6480	171.87	519,563	1953	1985	0	0	0	30.00	70.00

1 SNGL FAM 100% - 2015 Heated Area: 2538 HX Base Yr 2015



1912 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	07/17/2014 KK	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		390,594
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		653,310
TOTAL MARKET VALUE		1,095,304
SOH/AGL Deduction		594,546
ASSESSED VALUE		500,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		449,347
TOTAL JUST VALUE		1,095,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,006,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222080	ADDITION	0	03/25/2022
20141519	INTREEM	30,000	07/14/2014
20141272	WINDOWS	8,752	06/16/2014
20062118	DEMOLITION	0	09/15/2006
20033222	REPAIR/RRF	6,000	06/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0175	3/28/2014	WD	Q	I	01	334,000
GRANTOR: SHANK WILLIAM R & LIN						
GRANTEE: NETTLES LARRY E JR						
1725/1716	2/09/2011	PR	U	I	19	100
GRANTOR: SHANK WILLIAM R P/R						
GRANTEE: SHANK WILLIAM R						

BUILDING NOTES

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	2.00	UT	3,500.00	3,500.00	100	1953	1953	3	20	1,400	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 W30 S5 W15 S8 E1 S23 E40 S4 E29 N40 $
UGR=[YR=1993;ORIG=-70,13] W28 S27 E28 E1 N27 W1 $
FOP=[YR=1993;ORIG=-70,40] S5 E42 N5 W1 N4 W40 S4 W1 $
FOP=[YR=1993;ORIG=-55,0] W15 S5 E15 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 51,400

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	183.00	173.00	183.00	FF	1	1.19	1.00	0.89	4,000.00	3,570.00	653,310							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 653,310 Market: 0 Agricultural: 0 Common: 653,310 PRINTED 07/09/2026 BY SYS

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OF OUT LOT 231
IN OR 1912/175

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0231-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

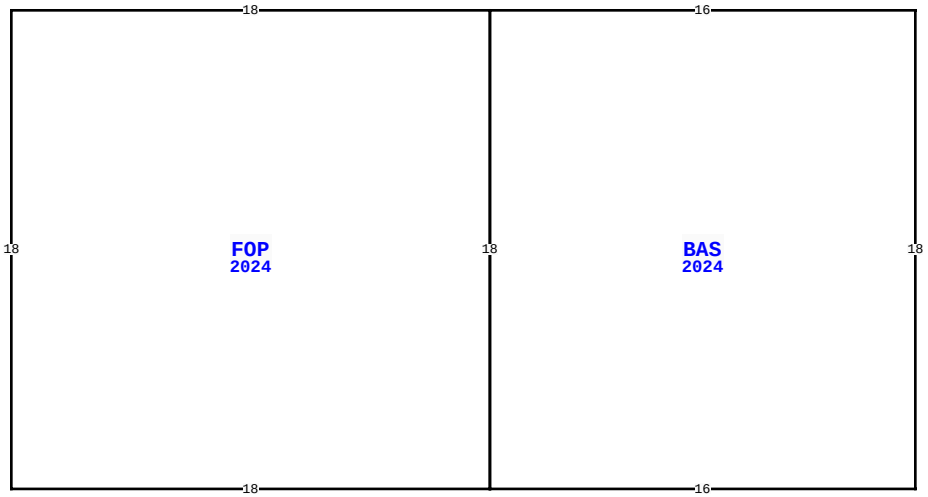
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2024	288	20,122
FOP	324	30	2024	97	6,777
TOTALS	612			385	26,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	385	125.4000	70.22	27,035	2023	2023	0	0	0	0.50	99.50

2 ACCESORY U 100% - 2024 Heated Area: 288 HX Base Yr 2015



BLD DATE	07/17/2014	KK	LGL DATE
XF DATE			LAND DATE 05/04/2026 MLU
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1912 ATLANTIC AVE, FERNANDINA BEACH

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1725/1716	2/09/2011	PR	U	I	19	100
GRANTOR: SHANK WILLIAM R P/R						
GRANTEE: SHANK WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W16 S18 E16 N18 $
FOP=[YR=2024;ORIG=74,10] W18 S18 E18 N18 $
.

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 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 653,310 Market: 0 Agricultural: 0 Common: 653,310 PRINTED 07/09/2026 BY SYS