LOTS 1 & 2
REPLAT OF OUT LOT 186 PB 2/53

JREE LLC
12 S 16TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1620-0001-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

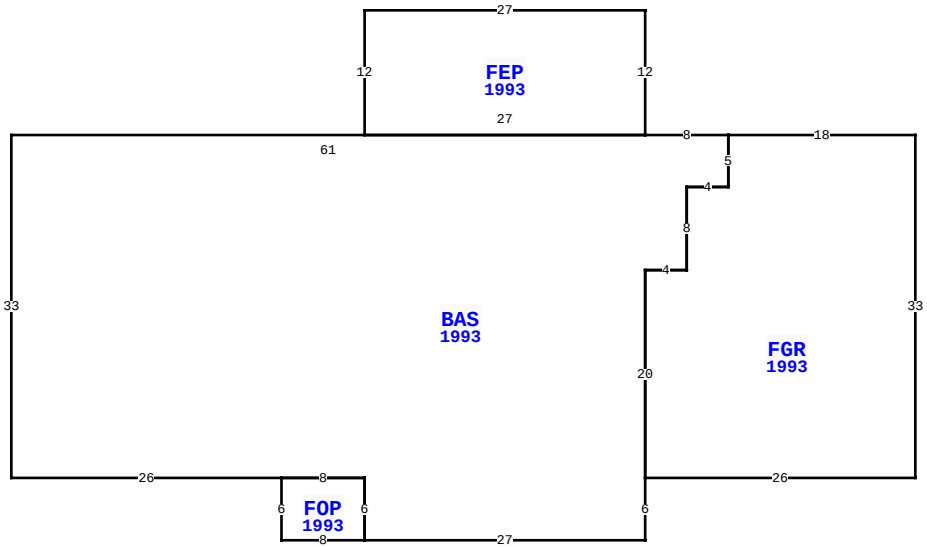
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	1993	2,247	182,767
FEP	324	80	1993	259	21,067
FGR	786	55	1993	432	35,138
FOP	48	30	1993	14	1,139
TOTALS	3,405			2,952	240,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,952	115.6200	121.40	358,373	1979	1979	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 2026 Heated Area: 2247 HX Base Yr



1606 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	240,110
TOTAL MARKET OB/XF VALUE	26,088
TOTAL LAND VALUE - MARKET	609,280
TOTAL MARKET VALUE	875,478
SOH/AGL Deduction	0
ASSESSED VALUE	875,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	875,478
TOTAL JUST VALUE	875,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	727,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1551	REPLACE VANITIES,	65,000	11/04/2025
20120968	REPLACE RISER	400	05/30/2012
20100854	OTHER	700	05/25/2010
8345	XFOB	3,000	05/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/1623	10/03/2025	WD	U	I	37	650,000
GRANTOR: ROSS SUSAN M & CHARLE						
GRANTEE: JREE LLC						
2820/1615	8/05/2025	QC	U	I	11	100
GRANTOR: BREWTON CECIL B LIVIN						
GRANTEE: ROSS SUSAN & CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1993] N12 W27 S12 E27$ W61 S33 E26 FOP=[YR=1993] S6 E8 N6W8$ E8 S6 E27 N6 FGR=[YR=1993] E26 N33 W18 S5 W4 S8 W4 S20 $ N20 E4 N8 E4 N5$.

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1993	1993	02	85	25,500	
4	1242	WD DECK A	0	0	0	0	294.00	SF	10.00	10.00	100	1994	1994	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 26,088

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	136.00	135.00	136.00	FF	1	1.12	1.00	1.12	4,000.00	4,480.00	609,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 609,280 Market: 0 Agricultural: 0 Common: 609,280 PRINTED 07/09/2026 BY SYS