

SMITH ALVIN L & SIDNEY C/TRUSTEES OF SMITH LIVING
1612 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1620-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall03COMMON BRK 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame03MASONRY 100

Stories Units1.1. 100
 0 100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1012.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE
BAS3,35410019933,354339,502
DCK156102012161,619
FGR70255201538639,072
FOP60301993181,822
FOP120302015363,644
SFB25280201220220,447
STP421020154405

TOTALS4,6864,016406,511

MARKEADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND
0900014,016107.8880149.96602,239196219800032.5067.50
1 SNGL FAM 100% - 2001Heated Area: 3556HX Base Yr 2001

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE406,511
TOTAL MARKET OB/XF VALUE1,480
TOTAL LAND VALUE - MARKET609,280
TOTAL MARKET VALUE1,017,271
SOH/AGL Deduction697,964
ASSESSED VALUE319,307
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE267,896
TOTAL JUST VALUE1,017,271
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE892,382

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE
1536/055011/16/2007WDQI01100
GRANTOR:SMITH ALVIN L & SIDNE
GRANTEE:SMITH ALVIN L & SID
0932/03205/15/2000WDAQI184,000
GRANTOR:LITTLE MARY JULIA P/R
GRANTEE:SMITH ALVIN L & SID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N15 W21 S3 SFB=[YR=2012] W21 DCK=[YR=2012]
W13 S12 E13 N12\$ S12 E21 N12\$ S12 W34 N3 W35 S7 STP=[YR=2015]
W7 S6 FOP=[YR=2015] S9 FGR=[YR=2015] S27 E26 N27 W26\$ E26 N3
W19 N6 W7\$ E7 N6\$ S12 E19 S15 E33 FOP=[YR=1993] S6E10 N6W10\$
E10 S6 E14 S4 E19 N41\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOC FRONT DEPTH TOT UNIT DDPHT % TOT UNIT ADJ ADJ UNIT LAND OTHER YEAR DENSDEN DECL FRZ YR CONSRV
CODEDESCRIPTIONCAPRDLOC FRONT DEPTH TOT UNIT DDPHT % TOT UNIT ADJ ADJ UNIT LAND OTHER YEAR DENSDEN DECL FRZ YR CONSRV
1 000100 C RES 100 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