

BLOCK 51 E1/2 OF LOT 1 &
ALL OF LOT 8
CITY OF FDNA BEACH

ADAMS FAMILY TRUST/ADAMS STEPHANIE E TRUSTEE
909 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0051-0011



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																		
Exterior Wall	10	ABOVE AVG 70	0900	01	12,710	95.2470	158.87	2,019,238	2013	2013	0	0	0	5.65	94.35	VALUATION SUMMARY																		
Exterior Wall	15	CONC BLOCK 30	2 SNGL FAM 100% - 2022													Heated Area: 10824 HX Base Yr 2022																		
Roof Structur	08	IRREGULAR 100														VALUATION BY																		
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist: STANDARD																		
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 1,905,151																		
Interior Floo	12	HARDWOOD 70														TOTAL MARKET OB/XF VALUE 48,760																		
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 600,000																		
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 2,553,911																		
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 805,171																		
Bedrooms	6	100														ASSESSED VALUE 1,748,740																		
Bathrooms	7.5	100														TOTAL EXEMPTION VALUE HX HB 51,411																		
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 1,697,329																		
Stories	3.	100														TOTAL JUST VALUE 2,553,911																		
Units	0	100														NCON VALUE 0																		
Occupancy	00	NONE 100														INCOME VALUE																		
Quality			01	Quality Level 01		PREVIOUS YEAR MKT VALUE 2,376,383																												
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM				MKT AREA		01																												
NEIGHBORHOOD/LOC			1002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	3,036	100	2013	3,036	455,077																													
BAS	4,162	100	2013	4,162	623,858																													
FGR	828	55	2013	455	68,202																													
FOP	200	30	2013	60	8,993																													
FOP	300	30	2013	90	13,490																													
FOP	572	30	2013	172	25,782																													
FOP	572	30	2013	172	25,782																													
FSP	165	40	2013	66	9,893																													
FSP	374	40	2013	150	22,485																													
FSP	550	40	2013	220	32,976																													
TOTALS	15,710			12,710	905,151																													
EXTRA FEATURES						** This building has 16 Sub-Areas																												
						909 ATLANTIC AV, FERNANDINA BEACH																												
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																	
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2013	2013	3	94	3,760																		
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000																		