



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality			01	Quality Level 01
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	1,222	100	1993	1,222	170,102
FUS	714	100	1993	714	99,388
UBM	330	20	1993	66	9,187
UOP	28	20	1993	6	835
UOP	72	20	1993	14	1,949
TOTALS	2,366			2,022	281,461

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1243	WD DECK F	0	100	6	7	42.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	C-3	50.00	100.00	5,000.00
2	000100	C	RES	100		C-3			10,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,022	100.5480	167.71	339,110	1900	1985	0	0	0	17.00	83.00	
1 SNGL FAM			100% - 0	Heated Area: 1936				HX Base Yr					

901 ATLANTIC AV, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/04/2026				
					MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					281,461				
TOTAL MARKET OB/XF VALUE					1,870				
TOTAL LAND VALUE - MARKET					340,000				
TOTAL MARKET VALUE					623,331				
SOH/AGL Deduction					515,458				
ASSESSED VALUE					107,873				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					56,462				
TOTAL JUST VALUE					623,331				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					550,131				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150509	DRIVEWAY	0	03/09/2015
20062779	H/AC	2,900	12/21/2006
4015	REPAIRS	250	12/08/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0458/0382	3/01/1985	FS	U	I		100			
GRANTOR:									
GRANTEE:									
0334/0025	4/01/1981	WD	Q	I		36,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 UOP=[YR=1993] N5 W18 S5 E3 N3 E6 S3 E9 \$ W9 N3 W6 S3 W3 N5 W6 S5 W4 S34 E3 D3 R3 E3 U3 R3 E1 UOP=[YR=1993] S4 E7 N4 W7 \$ E21 N34 \$PTR= E15 FUS=[YR=1993] E21 S34W21 N34 \$ W15 \$PTR= N15 UBM 1993= N15 W10 N5 W6 S5 W4 S15 E20 \$ S15 \$.									