BLOCK 52 LOTS 1 & W7 FT OF 8
CITY OF FDNA BEACH

NATCO USA INC
PO BOX 15848
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0052-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWERTYCEVB 100
Occupancy		03

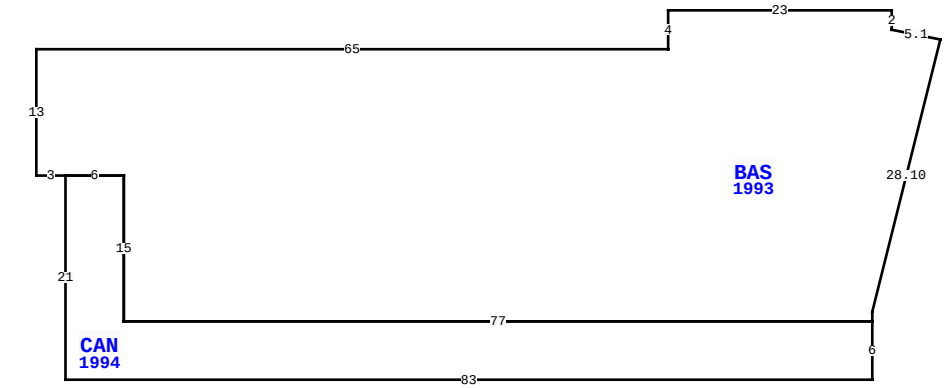
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	1993	2,464	228,330
CAN	588	30	1994	176	16,309
TOTALS	3,052			2,640	244,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,640	98.9976	170.03	448,879	1966	1990	0	0	0	45.50	54.50

1 MDL OFFICE 0% - 0 Heated Area: 2464 HX Base Yr



1001 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE		
XF DATE	12/04/2018	KK	LAND DATE	05/06/2026	DC
INC DATE	05/14/2026	DG	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	588,413
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	588,413
SOH/AGL Deduction	0
ASSESSED VALUE	588,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,413
TOTAL JUST VALUE	588,413
NCON VALUE	0
INCOME VALUE	588413
PREVIOUS YEAR MKT VALUE	570,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112173	INSTALL SIGN	730	12/07/2011
20091729	REPAIR/RRF	500	12/21/2009
20081694	H/AC	6,700	11/17/2008
20080375	REMODEL	1,800	03/12/2008
20061413	REPAIR/RRF	3,882	06/22/2006
20042241	CHNGE SRVC	1,000	11/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2455/0595	4/22/2021	SW	Q	I	01	565,000
GRANTOR: FEATHERSTON SAMUEL &						
GRANTEE: NATCO USA INC						
1979/1957	5/15/2015	WD	Q	I	01	315,000
GRANTOR: HONOR LIMITED LIABILI						
GRANTEE: FEATHERSTON SAMUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L5 U1 N2 W23 S4 W65 S13 E3 CAN=[YR=1994]
S21 E83 N6 W77 N15 W6$ E6 S15 E77 N1 U28 R7 $.

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	0803	ASPHALT C	0	0	0	0	6,923.00	SF	2.00	2.00	100	1997	1997	3	50	6,923	
2	0400	CONC CURB	0	0	0	0	98.00	LF	15.00	15.00	100	1966	1966	3	22.6	332	
3	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	100	1994	1994	3	20	46	
4	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2000	2000	3	81	203	
5	0422	CL FNC 4'	0	0	107	0	107.00	LF	15.00	15.00	100	2007	2007	3	66	1,059	
6	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1993	1993	3	62	48	
7	0810	CONCRETE A	0	0	9	7	63.00	SF	6.50	6.50	100	1993	1993	3	62	254	

TOTAL OB/XF 8,865

LAND DESCRIPTION

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	001610	C	SH CTR NHD	0	0003	C-3	107.00	100.00	10,700.00	SF		1.00	1.00	1.00	50.00	50.00	535,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.25 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS