



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	70
Exterior Wall	16	WD FR STUC	30
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	8	100	
Frame	03	MASONRY	100
Story Height	9	100	
RMS	13	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Quotaency	00	OWNERS	00 03
DOR CODE	1720	MEDICAL OFFICE	
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	2,440	100	1993	2,440	65,177
BAS	656	100	1999	656	17,523
CAN	80	30	1993	24	641

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	8	10			80.00	SF	6.50				104	
2	0803	ASPHALT C	0	0	0	0			6,320.00	SF	2.00				6,320	
3	0443	STK FNC 6'	0	0	0	0			197.00	LF	10.00				394	
4	0825	BRICK	0	0	0	0			358.00	SF	12.50				4,117	
5	0819	CONC 12"	0	0	36	6			216.00	SF	9.50				1,498	
6	1126	CB/STC 8"	0	0	0	0			594.00	SF	8.00				3,469	
7	0810	CONCRETE A	0	0	5	9			45.00	SF	6.50				214	
8	0646	LWN SPRK H	0	0	0	0			30.00	UT	2.00				51	
9	0648	LIGHTS-AV	0	0	0	0			15.00	UT	140.00				420	
10	0402	CONC BUMPE	0	0	0	0			13.00	UT	25.00				260	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	001910	C	MEDICAL OF	0	
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MARKET ADJUSTMENTS														1 MDL OFFICE 0% - 0		Heated Area: 3096		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND							
1721	04	3,120	97.2036	166.95	520,884	1948	1985	0	0	25	59.00	16.00							
1325 ATLANTIC AV, FERNANDINA BEACH																			
BLD DATE		11/15/2021		KK		LGL DATE		05/06/2026		DC									
XF DATE		11/15/2021		KK		LAND DATE													
INC DATE		05/17/2024		REA		AG DATE													

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2	
VALUATION SUMMARY																					
VALUATION BY										STANDARD											
Tax Group: 2										Tax Dist:											
BUILDING MARKET VALUE										83,341											
TOTAL MARKET OB/XF VALUE										16,847											
TOTAL LAND VALUE - MARKET										915,040											
TOTAL MARKET VALUE										1,015,228											
SOH/AGL Deduction										653,758											
ASSESSED VALUE										361,470											
TOTAL EXEMPTION VALUE										0											
BASE TAXABLE VALUE										361,470											
TOTAL JUST VALUE										1,015,228											
NCON VALUE										0											
INCOME VALUE										755303											
PREVIOUS YEAR MKT VALUE										763,804											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210075	ROOF	15,120	09/15/2021
20100123	OTHER	2,000	01/26/2010
20051619	SIGN	1,000	04/18/2005
20051620	ELEC OTHER	1,000	04/18/2005
19990343	ADDITION	42,210	04/30/1999
7973	REMODEL	2,000	11/10/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1646/1829	10/29/2009	WD	Q	I	01	400,000	
GRANTOR: TREVETT HARRY R							
GRANTEE: LANDSMAN AND DORSCH							
0691/1686	11/05/1993	WD	Q	I		142,500	
GRANTOR: OWENS C K & SHIRLEY							
GRANTEE: TREVETT HARRY R							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=1993] W29 S2 W8 CAN=[YR=1993] N8 W10 S8 E10 \$ W20 N2 W31 S29 E37 BAS=[YR=1999] S24 E25 N24 W3 N2 W16 N2 W6 S4 \$ N4 E6 S2 E16 S2 E29 N29 \$.																							