

BLOCK 259 PT OF S144 FT OF
E130 FT OF LOT 10
IN OR 2115/1694

WILLIAMS HUGH
1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0259-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

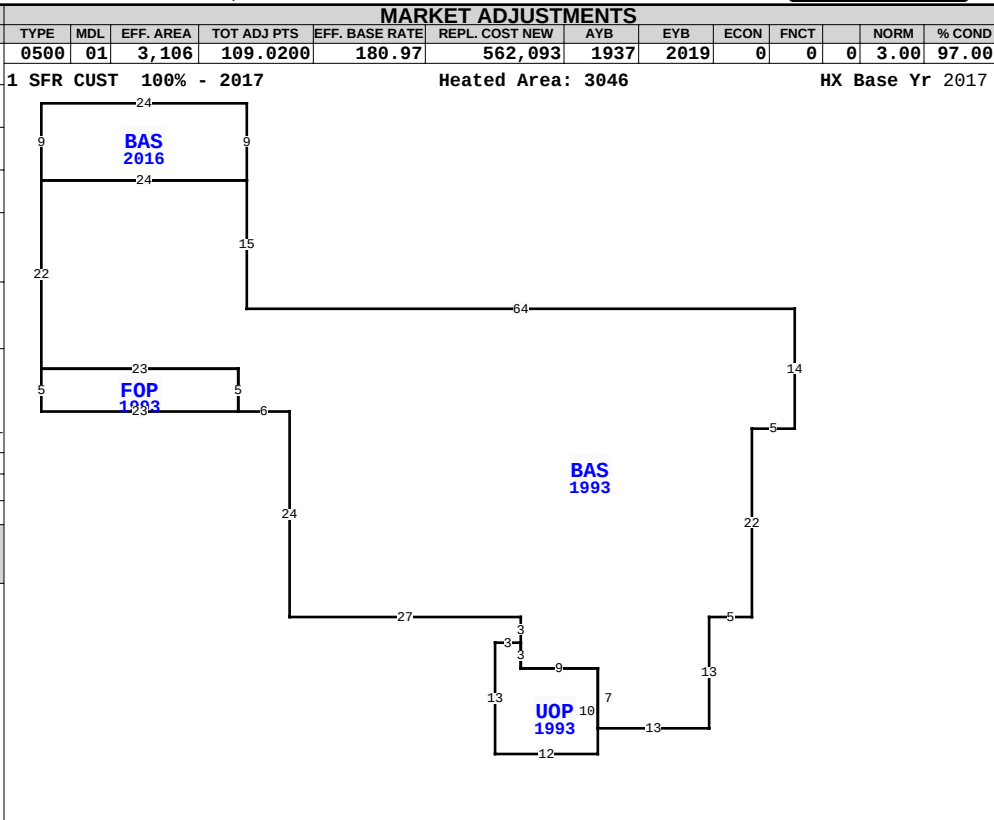
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	1993	2,830	496,781
BAS	216	100	2016	216	37,917
FOP	115	30	1993	34	5,968
UOP	129	20	1993	26	4,564

TOTALS	3,290			3,106	545,230
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
10	0350	CARPORT WD	0	100	16	30	480.00	SF	22.75

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	R-1	130.00	144.00	130.00



BLD DATE	08/01/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/04/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
57,488									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		545,230	
TOTAL MARKET OB/XF VALUE		57,488	
TOTAL LAND VALUE - MARKET		592,800	
TOTAL MARKET VALUE		1,195,518	
SOH/AGL Deduction		661,964	
ASSESSED VALUE		533,554	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		482,143	
TOTAL JUST VALUE		1,195,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,093,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190231	CARPORT	0	05/16/2019
20152789	REMODEL	50,000	12/02/2015
20061310	REPAIR/RRF	8,000	06/12/2006
8252	REPAIR/RRF	1,200	04/12/1994
7394	REPAIR/RRF	500	10/27/1992
4731	CARPORT	750	03/08/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1694	4/21/2017	WD	U	I	11	100
GRANTOR: ATLANTIC AVENUE LAND						
GRANTEE: WILLIAMS HUGH						
2007/0912	10/06/2015	WD	Q	I	01	300,000
GRANTOR: DAVIS ELIZABETH S						
GRANTEE: THE ATLANTIC AVENUE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W64 N15 BAS=[YR=2016] N9 W24 S9 E24\$ W24 S22 FOP=[YR=1993] S5 E23 N5 W23\$ E23 S5 E6 S24 E27 S3 UOP=[YR=1993] W3 S13 E12 N10 W9 N3\$ S3 E9 S7 E13 N13 E5 N22 E5 N14 \$.									