

CHAPLIN WILLIAM DAVIS & DEBORAH DEE BOWERS REV TRU
1429 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0259-0102



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

18 CEMENT BRK 70

Exterior Wall

20 FACE BRICK 30

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

03 PLASTER 100

Interior Floo

14 CARPET 70

Interior Floor

07 CORK/VTILE 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

03 MASONRY 100
1. 100
0 100

BUD8 Adjustme Occupancy

02 DIST FB 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE 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

552

100

1993

552

53,183

BAS

2,137

100

1993

2,137

205,893

FGR

525

55

2026

289

27,844

FOP

231

30

1993

69

6,648

TOTALS

3,445

3,047

293,569

EXTRA FEATURES

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 0500 FP-PRE FAB

0 100

0 0

1.00 UT

3,500.00

3,500.00

100

1951

1951

3

20

700

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100 C RES

100 0003

R-1

100.00

200.00

100.00 FF

1

1.22

1.00

1.22

4,000.00

4,880.00

488,000

REVIEW DATE

01/01/2023

BY CD

Total Acres: 0.00

Total Land Value: 488,000

Market: 0

Agricultural: 0

Common: 488,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0900013,047103.2240

EFF. BASE RATE

143.48

REPL. COST NEW

437,184

AYB

1951

EYB

1980

ECON

0

FNCT

0

NORM

0 32.85

% COND

67.15

1 SNGL FAM

100% - 2025

Heated Area: 2689

HX Base Yr 2025

23

9

50

23

50

17

23

24

17

24

7

33

7

12

17

21

25

25

21

BAS

1993

FOP

1993

FGR

2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 S9 W50 S12 E23 S17 E33 S12 E17 N50 \$

BAS=[YR=1993;ORIG=-73,21] S24 E23 N24 W23 \$

FOP=[YR=1993;ORIG=-50,45] E33 N7 W33 S7 \$

FGR=[YR=2026;ORIG=-72,45] E21 S25 W21 N25 \$

.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

293,569

TOTAL MARKET OB/XF VALUE

700

TOTAL LAND VALUE - MARKET

488,000

TOTAL MARKET VALUE

782,269

SOH/AGL Deduction

380,704

ASSESSED VALUE

401,565

TOTAL EXEMPTION VALUE

51,411

BASE TAXABLE VALUE

350,154

TOTAL JUST VALUE

782,269

NCON VALUE

36,741

INCOME VALUE

PREVIOUS YEAR MKT VALUE

640,060

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2024-0612

COC FOR GARAGE

04/23/2025

2024-0612

NEW GARAGE

28,534

11/18/2024

BLDR-2024-0

15,406

01/23/2024

20120239

H/AC

3,500

02/13/2012

20111381

REMODEL

2,490

08/16/2011

20042035

REMODEL

1,000

11/02/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / V I / Q

RSN CD

SALE PRICE

2678/1716

11/09/2023

WD

Q

I

01

710,000

GRANTOR:PARK BENCH INVESTMENT

GRANTEE:CHAPLIN WILLIAM DAV

2381/1830

8/04/2020

PR

U

I

19

100

GRANTOR:STURGES D & MARTHA PR

GRANTEE:PARK BENCH INVESTM