BLK 260 TRACT A OF LOT 1
CITY OF FDNA BCH

PLAID FAMILY TRUST/MOORE J MICHAEL TRUSTEE
1927 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0260-01A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

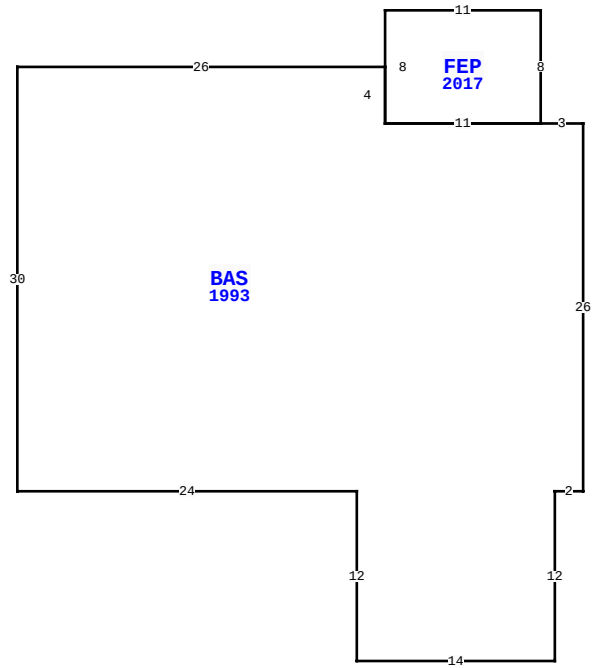
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1993	1,312	217,475
FEP	88	80	2017	70	11,603
TOTALS	1,400			1,382	229,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	12	1,382	194.2970	204.01	281,942	1947	2000	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2023 Heated Area: 1312 HX Base Yr



1416 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,078
TOTAL MARKET OB/XF VALUE	5,240
TOTAL LAND VALUE - MARKET	457,520
TOTAL MARKET VALUE	691,838
SOH/AGL Deduction	141,203
ASSESSED VALUE	550,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	550,635
TOTAL JUST VALUE	691,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091770	REPLACE SEWER LIN	2,100	12/29/2009
20081514	REPLACE SOME FIXT	600	09/29/2008
20081453	REPLACE RAFTERS&S	25,000	09/17/2008
20041095	REPIPE	2,000	06/15/2004
10156	REPAIR/RRF	2,750	11/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0989	8/04/2022	WD	Q	I	01	528,000
GRANTOR: SHROUDER BILLY J & JA						
GRANTEE: PLAID FAMILY TRUST						
2115/1761	4/20/2017	WD	Q	I	02	240,000
GRANTOR: WINN FRANCIS T & KATH						
GRANTEE: SHROUDER BILLY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2017] N8 W11 S8 E11 $ W11 N4 W26 S30 E24 S12 E14 N12 E2 N26 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700	
2	1242	WD DECK A	0	0	12	9	108.00	SF	10.00	10.00	100	2008	2008	3	27	292	
4	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	1960	1960	3	20	2,520	
5	1242	WD DECK A	0	0	24	12	288.00	SF	10.00	10.00	100	2015	2015	3	60	1,728	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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	000100	C	RES	0	0003	C-1			13,072.00	SF		1.00	1.00	1.00	35.00	35.00	457,520							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.30 Total Land Value: 457,520 Market: 0 Agricultural: 0 Common: 457,520 PRINTED 07/09/2026 BY SYS