

LOT 4  
IN OR 804/586  
CARLA'S SUB PB 5/48

KENDRICK LARRY D & PEGGY H  
3630 FIRST AV  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-1175-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,288	100	1,288
FGR	576	55	317
FOP	15	30	4
PTO	195	5	10
TOTALS	2,074		1,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,619	128.4180	115.90	187,642	1984	1995	0	0	13.50	86.50

1 SINGLE FAM - 0% - 0 Heated Area: 1288 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			162,310
TOTAL MARKET OB/XF VALUE			2,495
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			264,805
SOH/AGL Deduction			57,193
ASSESSED VALUE			207,612
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,612
TOTAL JUST VALUE			264,805
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3009	NEW CONSTR	34,000	10/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/0586	8/25/1997	WD U	I	I	05	73,000

GRANTOR: SECRETARY OF VETERANS  
GRANTEE: KENDRICK LARRY D &  
0787/1269 3/18/1997 CT U I 14 63,300  
GRANTOR: CLERK OF COURT  
GRANTEE: SECRETARY OF VETERA

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	0810	CONCRETE A	0	0	32	20		6.50	6.50	100	1984	1984	3	47	1,955	
2	0801	ASPHALT A	0	0	18	20		3.00	3.00	100	1984	1984	3	50	540	

913 S 19TH ST, FERNANDINA BEACH

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S22 FGR=[YR=1993] W24 S24 E22 PTO=[YR=1994] S7E30N7W12 FOP=[YR=1993] W5S3E5N3\$ S3W5N3W13\$ E2 N24\$ S24E28N46\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	R-1	70.00	121.00	1.00	UT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							