LOT 16
SEA CASTLES PB 4/100

ZELIN ROBERT CLAYTON III & ERIN
8 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1670-0016-0000

BUILDING CHARACTERISTICS

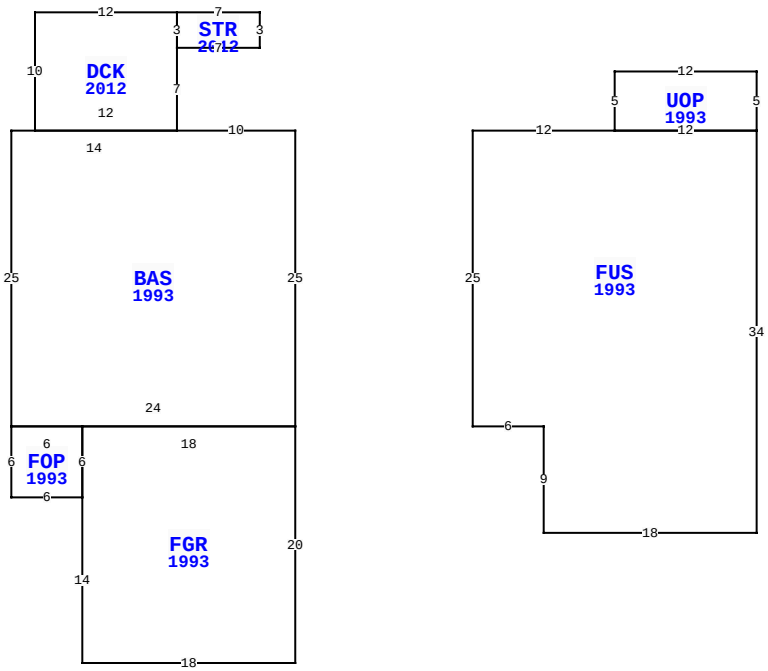
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	13	LVT/LAMNT 40
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	68,782
DCK	120	10	12	1,376
FGR	360	55	198	22,698
FOP	36	30	11	1,261
FUS	762	100	762	87,353
STR	21	10	2	230
UOP	60	20	12	1,376
TOTALS	1,959		1,597	183,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,597	147.1615	139.80	223,261	1983	1983	0	0	0	18.00	82.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1362 HX Base Yr



BLD DATE	09/25/2012 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

3165 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,074
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	383,074
SOH/AGL Deduction	60,549
ASSESSED VALUE	322,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,525
TOTAL JUST VALUE	383,074
NCON VALUE	38,259
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111703	ELEC OTHER	500	09/27/2011
20052646	REMODEL	2,000	09/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/515	6/16/2023	WD	Q	I	01	490,000
GRANTOR: BARTKOWICZ JOSEPH & V						
GRANTEE: ZELIN ROBERT CLAYTO						
0831/1554	4/29/1998	WD	Q	I		85,000
GRANTOR: RIMSNIDER EDGAR TRUST						
GRANTEE: BARTKOWICZ JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=2012] N7 STR=[YR=2012] E7 N3 W7 S3$ N3 W12 S10 E12$ W14 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6 $ N6 W6$ E24 N25$ PTR= E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12 S5 W12$ E12 S34 W18 N9 W6 N25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	0	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS