



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0900	01	1,840	125.0550	148.50	273,240	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1538									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			01																		
NEIGHBORHOOD/LOC			1044.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,538	100	1,538	228,393																					
FGR	420	55	231	34,304																					
FOP	39	30	12	1,782																					
FOP	166	30	50	7,425																					
FST	12	55	7	1,040																					
STP	15	10	2	297																					
TOTALS			2,190	1,840	273,240																				
EXTRA FEATURES			3548 1ST AVE, FERNANDINA BEACH																						
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	0855	CONC PAVER	0 100	0	0	672.00	SF	10.00	10.00	100	2022	2022	3	100	6,720										
TOTAL OB/XF 6,720																									
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	100			50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000								
REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 273,240

TOTAL MARKET OB/XF VALUE 6,720

TOTAL LAND VALUE - MARKET 225,000

TOTAL MARKET VALUE 504,960

SOH/AGL Deduction 125,414

ASSESSED VALUE 379,546

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 329,546

TOTAL JUST VALUE 504,960

NCON VALUE 278,337

INCOME VALUE

PREVIOUS YEAR MKT VALUE 200,000

PERMIT NUM DESCRIPTION AMT ISSUED

20211233 NEW CONSTR 0 06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/0901	3/29/2021	WD	U	V	37	250,000

GRANTOR: ARMG2020 LLC

GRANTEE: LEEK LEROY & PRISCI

2434/0029 2/05/2021 WD Q V 05 270,000

GRANTOR: WRIGHT JAMES G III &

GRANTEE: ARMG2020 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W25 S5 E10 D3 R3 E12 N8\$ S8 W12 U3 L3 W10 S28 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S2 E1 STP=[YR=2022] S3 E5 N3 W5\$ E6 N2 W1 N5 W5 S5 W1\$ E1 N21 W2 FST=[YR=2022] N3 W4 S3 E4\$ W18\$ E14 N3 E4 S3 E2 S16 E5 S5 E15 N54\$.