

BLOCK 13 LOTS 19 20 21 22
IN OR 1498/423
SEAVIEW SUB PB 1/7

KENDRICK LARRY D & PEGGY H
3630 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0013-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	452	100	452	53,813
FOP	6	30	2	238
FUS	1,254	100	1,254	149,295
UGR	612	45	275	32,741
UOP	16	20	3	357
UOP	104	20	21	2,500
UOP	504	20	101	12,025

TOTALS	2,948		2,108	250,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	37	16	592.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50
4	0820	WOOD WALK	0 100	17	4	68.00	SF	11.75	11.75
5	0810	CONCRETE A	0 100	16	31	496.00	SF	6.50	6.50
6	0811	CONCRETE B	0 100	0	0	670.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			100.00	100.00	100.00

REVIEW DATE 05/31/2018 BY DJX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,108	107.8000	153.62	323,831	1977	1977	0	0	22.50	77.50	
1 SFR CUST - 100% - 2011												
Heated Area: 1706												
HX Base Yr												

3630 1ST AVE, FERNANDINA BEACH

BLD DATE	03/27/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0811	CONCRETE B	0 100	37	16	592.00	SF	5.20	5.20	100	1977	1977	3	29	893	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
3	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	1977	1977	3	29	226	
4	0820	WOOD WALK	0 100	17	4	68.00	SF	11.75	11.75	100	1985	1985	3	40	320	
5	0810	CONCRETE A	0 100	16	31	496.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,596	
6	0811	CONCRETE B	0 100	0	0	670.00	SF	5.20	5.20	100	2013	2013	3	95	3,310	

TOTAL OB/XF										7,815						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			100.00	100.00	100.00	FF		1.00	1.00	4,500.00	4,500.00	450,000

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				250,969	
TOTAL MARKET OB/XF VALUE				7,815	
TOTAL LAND VALUE - MARKET				450,000	
TOTAL MARKET VALUE				708,784	
SOH/AGL Deduction				0	
ASSESSED VALUE				708,784	
TOTAL EXEMPTION VALUE		13		708,784	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				708,784	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				636,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131103	PARKPAD	0	05/17/2013
20111411	OTHER	250	08/18/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1498/0423	5/10/2007	WD	U	I	23
GRANTOR: COCCHI JANET					
GRANTEE: KENDRICK LARRY D &					
0705/0513	5/24/1994	WD	U	I	05
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: COCCHI ANTHONY & JA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 UGR=[YR=1993] W12 S28 E24 N23 W12 N5\$ S5 E12 S23 E14 N28\$ PTR=E15 FUS=[YR=1993] E3 UOP=[YR=1993] N14 E36 S14W36\$ E39 S30 W10 UOP=[YR=1993] S11 W4 N7 W15 N4 FOP=[YR=1993] N2 E3 S2 W3\$ E19\$ W16 N2 W3 S2 W13 N9 UOP=[YR=1993] W4 N4 E4 S4\$ N21\$ W15\$.									

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