BLOCK 13 LOTS 23 24 & 25
SEAVIEW SUB PB 1/7

SPANG EDWARD J & DARLENE M L/E/
3620 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0013-0230

BUILDING CHARACTERISTICS

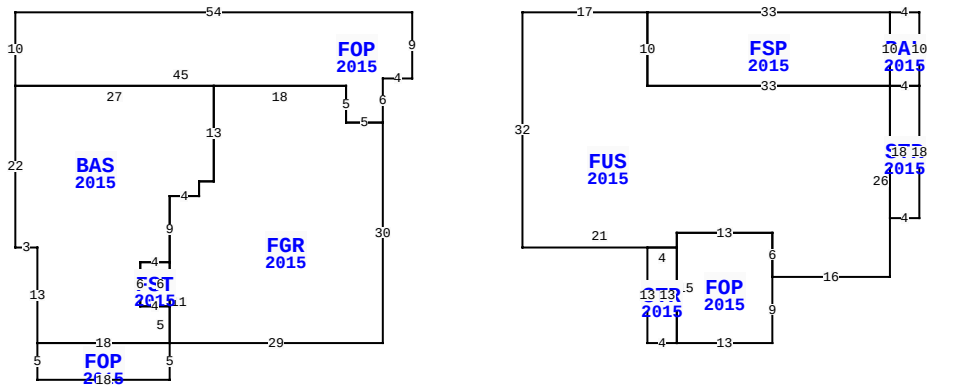
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	40	15	6	1,022
BAS	758	100	758	129,131
FGR	904	55	497	84,668
FOP	90	30	27	4,599
FOP	195	30	58	9,881
FOP	561	30	168	28,620
FSP	330	40	132	22,488
FST	24	55	13	2,215
FUS	1,308	100	1,308	222,828
STR	52	10	5	851
TOTALS	4,334		2,979	507,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,979	148.2756	176.08	524,542	2015	2015	0	0	0	3.25	96.75

1 SNGL FAM – 100% - 2016 Heated Area: 2066 HX Base Yr 2016



** This building has 11 Sub-Areas

3620 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,494
TOTAL MARKET OB/XF VALUE		14,526
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		859,520
SOH/AGL Deduction		368,572
ASSESSED VALUE		490,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		440,948
TOTAL JUST VALUE		859,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142279	CO ISSUED	0	06/12/2015
20142279	NEW CONSTR	270,000	10/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1029	8/24/2022	LE	U	I	11	100
GRANTOR: SPANG EDWARD J & DARL						
GRANTEE: SHEPHERD KIMBERLY S						
1802/1200	7/16/2012	WD	Q	V	02	125,000
GRANTOR: FABER SHARON B						
GRANTEE: SPANG EDWARD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W54 S10 BAS=[YR=2015] S22 E3 S13 FOP=[YR=2015] S5 E18 N5 W18$ E18 FGR=[YR=2015] E29 N30 W5 N5 W18 S13 W2 S2 W4 S9 FST=[YR=2015] S6 W4 N6 E4$ S11$ N5 W4 N6 E4 N9 E4 N2 E2 N13 W27$ E45 S5 E5 N6 E4 N9 $ PTR=E15 FUS=[YR=2015] E17 FSP=[YR=2015] E33 BAL=[YR=2015] E4 S10 STR=[YR=2015] S18 W4 N18 E4$ W4 N10$ S10 W33 N10 $ S10 E33 S26 W16 FOP=[YR=2015] S9 W13 STR=[YR=2015] W4 N13 E4 S13$ N15 E13 S6$ N6W13 S2 W21 N32$ 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2015	2015	3	96	9,677	
3	0855	CONC PAVER	0	100	0	0	303.00	SF	10.00	10.00	100	2015	2015	3	96	2,909	

LAND DESCRIPTION

TOTAL OB/XF 14,526

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	100			75.00	100.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/02/2023 BY SYS