

BLOCK 13 LOTS 26 27 & 28
IN OR 854/1163
SEAVIEW SUB PB 1/7

JOHNSON WILLIAM HOWARD & HELEN
P O BOX 6246
FERNANDINA BEACH, FL 32035-6246

2023

00-00-31-1680-0013-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	129,550
BAS	324	100	324	56,417
FGR	294	55	162	28,208
FUS	472	100	472	82,187
UOP	30	20	6	1,044
UOP	346	20	69	12,015

TOTALS	2,210		1,777	309,421
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	
5	1134	LANDSCP BL	0	100	0	0	
6	0463	FENCE GATE	0	100	0	0	
7	0500	FP-PRE FAB	0	100	0	0	
8	0751	UOP	0	100	12	10	
9	0600	SUMMER KIT	0	100	0	0	

LAND DESCRIPTION

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

MARKET ADJUSTMENTS													HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0500	01	1,777	129.9900	185.24	329,171	1985	2010	0	0	0	6.00	94.00		
1 SFR CUST - 100% - 0													Heated Area: 1540	

3600 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		309,421	
TOTAL MARKET OB/XF VALUE		35,840	
TOTAL LAND VALUE - MARKET		337,500	
TOTAL MARKET VALUE		682,761	
SOH/AGL Deduction		473,894	
ASSESSED VALUE		208,867	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		158,867	
TOTAL JUST VALUE		682,761	
NCON VALUE		85,887	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		530,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211621	ADDITION	0	10/27/2021
20080784	REPAIR/RRF	6,200	05/09/2008
B020967	REPAIR/RRF	3,000	06/07/2002
B9710569	REPAIR/RRF	1,800	06/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/1163	11/04/1998	WD	U	I	07	100
GRANTOR: JOHNSON WILLIAM HOWAR						
GRANTEE: JOHNSON WILLIAM HOW						
0851/0398	10/05/1998	WD	U	I	06	37,900
GRANTOR: JOHNSON WILLIAM HOWAR						
GRANTEE: JOHNSON WILLIAM HOW						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 S8 BAS=[YR=1993] W8S1 W16 S26 E16 S1 E8 N1 E4 FGR=[YR=1993] S4 E14 N21 W14 S17\$ N26 W4 N1\$ S1 E4 S9 E16 N18\$ PTR= E15 FUS=[YR=1993] E2 N15 E4 N1 E8 S1E4 UOP=[YR=1993] N1 E3 S10 UOP=[YR=1993] E12 S22 W19 N4 E4 N18 E3\$ W3 N9 \$ S27 W4 S1 W8 N1 W6 N12 \$ W15 \$.	