BLOCK 13 LOTS 29 30 31 32
IN OR 2218/324
SEAVIEW SUB PB 1/7

BATES ROGER TODD/BATES JENNIFER WRIGHT
3580 FIRST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0013-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

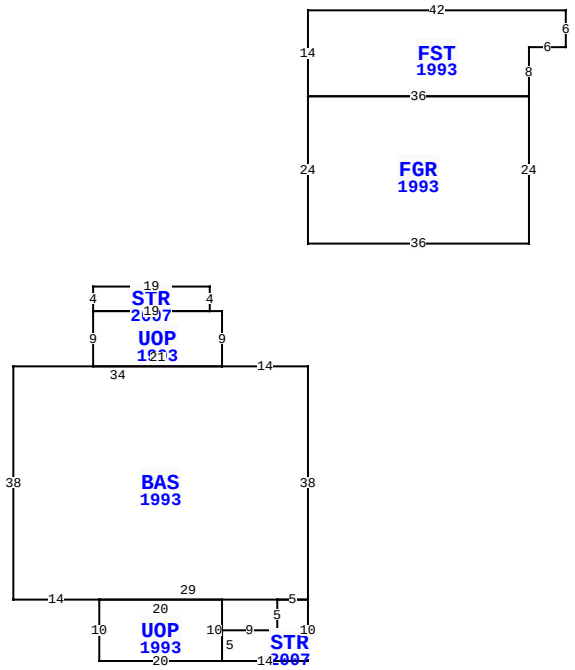
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,824	100	1,824	264,574
FGR	864	55	475	68,900
FST	540	55	297	43,081
STR	76	10	8	1,161
STR	95	10	10	1,450
UOP	189	20	38	5,512
UOP	200	20	40	5,802
TOTALS	3,788		2,692	390,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,692	123.3792	175.82	473,307	1987	1987	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2022 Heated Area: 1824 HX Base Yr 2022



3580 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,478
TOTAL MARKET OB/XF VALUE		4,558
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		755,036
SOH/AGL Deduction		47,770
ASSESSED VALUE		707,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		657,266
TOTAL JUST VALUE		755,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071233	REPAIR/RRF	3,000	07/03/2007
BP3964	N/A	114,000	11/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0324	6/15/2018	WD	U	I	11	100
GRANTOR: SHAW HERBERT F						
GRANTEE: BATES ROGER T & JEN						
2073/1574	9/23/2016	QC	U	I	11	100
GRANTOR: SHAW HERBERT FLETCHER						
GRANTEE: BATES ROGER TODD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N9 W2 STR=[YR=2007] N4 W19 S4 E19$ W19 S9 E21$ W34 S38 E14 UOP=[YR=1993] S10 E20 N10 W20$ E29 STR=[YR=2007] S5 W9 S5 E14 N10 W5$ E5 N38$ PTR=N20 FGR=[YR=1993] N24 FST=[YR=1993] N14 E42 S6 W6 S8 W36$ E36 S24 W36$ S20$.

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	0811	CONCRETE B	0	100	31	23	713.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,021	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
3	1272	H-SHUTR MD	0	100	0	0	45.00	UT	133.00	133.00	100	2002	2002	3	21	1,257	

LAND DESCRIPTION

TOTAL OB/XF 4,558

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			100.00	100.00	100.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	360,000							

REVIEW DATE 05/31/2018 BY DJX Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS