



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame Stories	02	WOOD FRAME 100
Units	2.	2. 100
BUD\$ 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

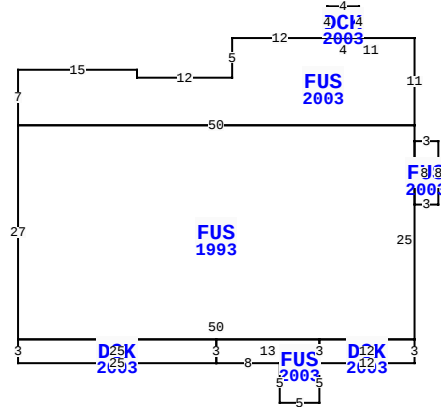
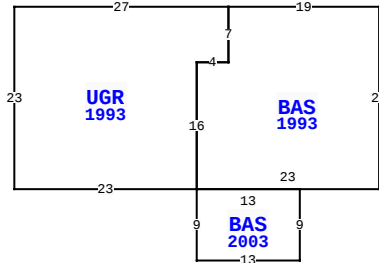
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	501	100	501	54,974
BAS	117	100	117	12,838
DCK	16	10	2	219
DCK	36	10	4	439
DCK	75	10	8	878
FUS	1,350	100	1,350	148,133
FUS	24	100	24	2,634
FUS	64	100	64	7,022
FUS	430	100	430	47,183
UGR	557	45	251	27,542
TOTALS	3,170		2,751	301,862

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0810	CONCRETE A	0	100	30	1	30.00	SF	6.50
4	0830	FLAGSTONE	0	100	0	0	153.00	SF	12.00
6	0825	BRICK	0	100	0	0	942.00	SF	12.50

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			75.00	100.00	75.00

REVIEW DATE	08/31/2022	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,751	115.5000	137.16	377,327	1985	1995	0	0	80	13.50	80.00
1 SNGL FAM - 100% - 2022 Heated Area: 2486 HX Base Yr 2022												



3688 1ST AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	83	162	
100	2002	2002	3	83	1,524	
100	2002	2002	3	95	11,186	

TOTAL OB/XF									
12,872									

Total Acres: 0.00	Total Land Value: 337,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	301,862		
TOTAL MARKET OB/XF VALUE	12,872		
TOTAL LAND VALUE - MARKET	337,500		
TOTAL MARKET VALUE	652,234		
SOH/AGL Deduction	39,896		
ASSESSED VALUE	612,338		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	562,338		
TOTAL JUST VALUE	652,234		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	594,503		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0021377	ADDITION	84,000	08/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/0675	11/29/2021	WD	U	I	11	100
GRANTOR: FOREHAND GARY S & MAR						
GRANTEE: FOREHAND GARY S						
2407/1948	11/09/2020	WD	Q	I	01	500,000
GRANTOR: THOMAS DAVID M JR & K						
GRANTEE: FOREHAND GARY S & M						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W19 UGR=[YR=1993] W27 S23 E23 BAS=[YR=2003] S9 E13 N9 W13 \$ N16 E4 N7 \$ S7 W4 S16 E23 N23 \$ PTR= E15 FUS=[YR=2003] E15 S1 E12 N5 E12 DCK=[YR=2003] N4 E4 S4 W4 \$ E11 S11 FUS=[YR=1993] S2 FUS=[YR=2003] E3 S8 W3 N8 \$ S25 DCK=[YR=2003] S3 W12 FUS=[YR=2003] S5 W5 N5 W8 DCK=[YR=2003] W25 N3 E25 S3 \$ N3 E13 S3 \$ N3 E12 \$ W50 N27 E50 \$ W50 N7 \$ W15 \$.						