BLOCK 14 LOTS 25 26 27 28 & 29
IN OR 2010/503
SEAVIEW SUB PB 1/7

JOHNSON TODD M
3684 1ST AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0014-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

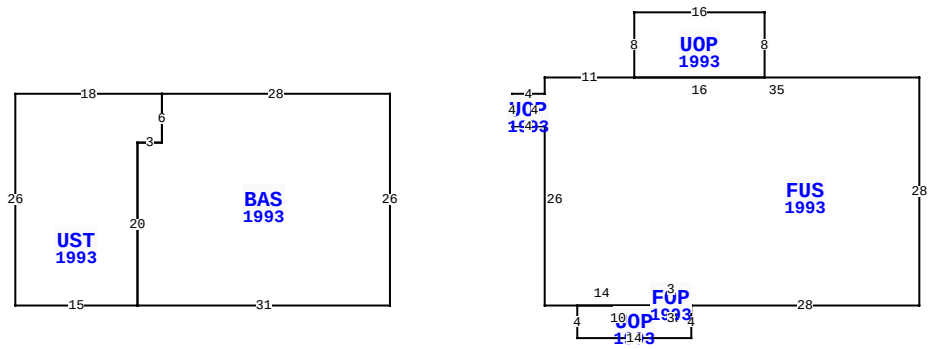
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	788	100	788	71,308
FOP	6	30	2	181
FUS	1,282	100	1,282	116,012
UOP	16	20	3	271
UOP	56	20	11	995
UOP	128	20	26	2,353
UST	408	45	184	16,651
TOTALS	2,684		2,296	207,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	98.0100	116.39	267,231	1978	1985	0	0	0	22.25	77.75

1 SNGL FAM – 100% - 2016 Heated Area: 2070 HX Base Yr 2016



3684 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		207,772
TOTAL MARKET OB/XF VALUE		869
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		658,641
SOH/AGL Deduction		343,408
ASSESSED VALUE		315,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,233
TOTAL JUST VALUE		658,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151933	REPAIR/RRF	35,500	08/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0503	10/20/2015	TD	U	I	11	100
GRANTOR: LANSDELL FAMILY REVOC						
GRANTEE: JOHNSON TODD M						
1989/1962	6/30/2015	TD	Q	I	02	275,000
GRANTOR: LANSDELL FAMILY REVOC						
GRANTEE: JOHNSON TODD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UST=[YR=1993] W18 S26 E15 N20 E3 N6 $ S6 W3 S20 E31 N26 $ PTR= E15UOP=[YR=1993] E4 FUS=[YR=1993] N2 E11 UOP=[YR=1993] N8 E16 S8 W16 $ E35 S28 W28UOP=[YR=1993] S4 W14 N4 E10 FOP=[YR=1993] N2 E3 S2 W3 $ E4 $ W1 N2 W3 S2 W14 N26 $ S4 W4 N4 $ 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	0811	CONCRETE B	0	100	0	0	537.00	SF	5.20	5.20	100	1978	1978	3	30	838	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1978	1978	3	30	31	

LAND DESCRIPTION

TOTAL OB/XF 869

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			125.00	100.00	125.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	450,000							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS