

BLOCK 14 LOTS 30 31 32
IN OR 821/1688
SEAVIEW SUB PB 1/7

COLLINS DWIGHT E & CATHERINE A
3680 1ST AVE
FERNANDINA BEACH, FL 32034-4324

2023

00-00-31-1680-0014-0300



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2											
Exterior Wall	10	ABOVE AVG 60	0500	12	2,561	193.2403	275.37	705,223	2021	2021	0	0	0.20	99.80	VALUATION BY STANDARD											
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2022												Heated Area: 2176											
Roof Structur	03	GABLE/HIP 100													HX Base Yr											
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMNT 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	04	REIN CONC 100																								
Stories	3.	3. 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	18	15	3	824																						
BAL	180	15	27	7,420																						
BAS	256	100	256	70,354																						
FGR	576	55	317	87,117																						
FOP	128	30	38	10,443																						
FUS	960	100	960	263,826																						
FUS	960	100	960	263,826																						
TOTALS			3,078	2,561	703,813																					
EXTRA FEATURES			3680 1ST AV, FERNANDINA BEACH																							
L N	OB/XF	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	0855	CONC PAVER	0	100	0	0	1,683.00	SF	10.00	10.00	100	2021	2021	3	100	16,830										
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2021	2021	3	98	27,989										
3	0855	CONC PAVER	0	100	0	0	1,488.00	SF	10.00	10.00	100	2021	2021	3	100	14,880										
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									
REVIEW DATE 02/01/2022 BY RK Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/02/2023 BY SYS																										