BLOCK 15 LOTS 29 30 31 32
IN OR 503 PG 389
SEAVIEW SUB PB 1/7

ARNOLD ST GEORGE JR & DEBORAH
3752 1ST AVE
FERNANDINA BEACH, FL 32034-4374

2023

00-00-31-1680-0015-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

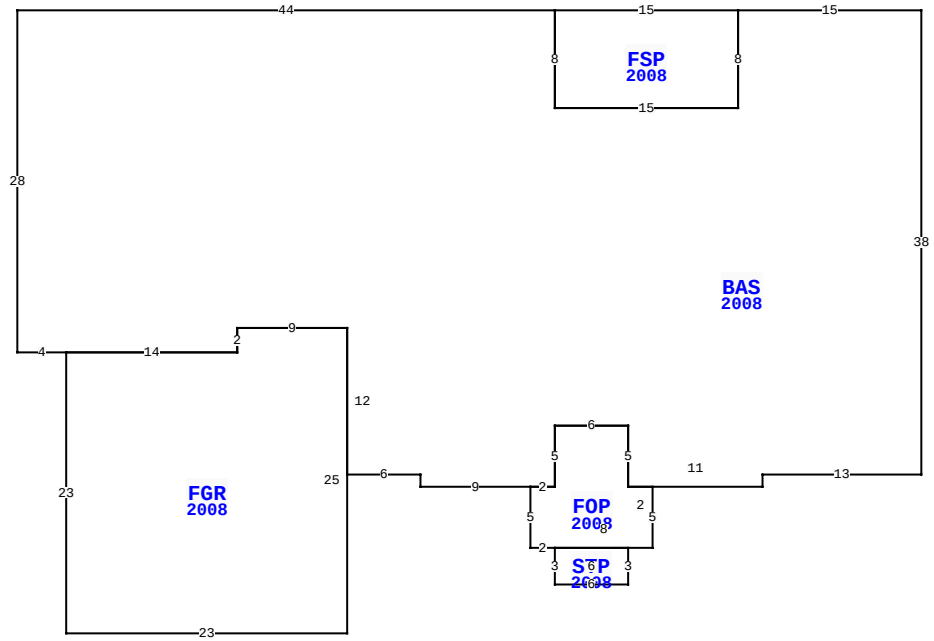
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2,402	325,292
FGR	547	55	301	40,763
FOP	80	30	24	3,250
FSP	120	40	48	6,500
STP	18	10	2	271
TOTALS	3,167		2,777	376,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,777	121.9680	144.84	402,221	2008	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2009 Heated Area: 2402 HX Base Yr 2009



BLD DATE	09/26/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3752 1ST AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,077
TOTAL MARKET OB/XF VALUE		8,647
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		834,724
SOH/AGL Deduction		633,946
ASSESSED VALUE		200,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,778
TOTAL JUST VALUE		834,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080101	H/AC	12,400	01/24/2008
20071870	OTHER	8,320	10/08/2007
20071833	CO ISSUED	300,500	09/27/2007
20071833	NEW CONSTR	300,500	09/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0503/0389	11/01/1986	WD	U	V		28,000
GRANTOR:						
GRANTEE:						
0470/0030	10/01/1985	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2008] W15 S8 E15 N8$ S8 W15 N8 W44 S28 E4 FGR=[YR=2008] S23 E23 N25 W9 S2 W14 $ E14 N2 E9 S12 E6 S1 E9 FOP=[YR=2008] S5 E2 STP=[YR=2008] S3 E6 N3 W6$ E8 N5 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E11 N1 E13 N38$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0810	CONCRETE A	0	100	0	0	494.00	SF	6.50	6.50	100	2008	2008	3	90	2,890	
3	0855	CONC PAVER	0	100	0	0	208.00	SF	10.00	10.00	100	2008	2008	3	90	1,872	
4	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	2008	2008	3	90	2,025	

LAND DESCRIPTION

TOTAL OB/XF 8,647

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	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 05/31/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS