

BLOCK 16 LOTS 1 THRU 4(EX S-1)
& LOTS 22 THRU 25
IN OR 939/290 & OR 900/277

BAILEY MARVIN DOUGLAS & JANE
3830 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0016-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
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	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
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	1,299	100	1,299	160,451
FGR	552	55	304	37,550
FOP	54	30	16	1,977
FUS	1,046	100	1,046	129,201
PTO	24	5	1	124
SFB	711	80	569	70,283
UOP	24	20	5	618
UOP	36	20	7	865
UOP	96	20	19	2,347
UOP	192	20	38	4,693
TOTALS	4,322		3,362	415,271

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0504
4	1242
5	0754
6	1242
7	1242
8	0462

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,362	105.0640	149.72	503,359	1987	1987	0	0	17.50	82.50
1 SFR CUST - 100% - 2001											
Heated Area: 2914											
HX Base Yr 2001											
** This building has 11 Sub-Areas											
3830 1ST AVE, FERNANDINA BEACH											

3830 1ST AVE, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
620.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,757		
2.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	2,560		
252.00	SF	10.00	10.00	100	1988	1988	3	20	504		
96.00	SF	15.00	15.00	100	1988	1988	3	20	288		
54.00	SF	10.00	10.00	100	1988	1988	3	20	108		
302.00	SF	10.00	10.00	100	2004	2004	3	24	725		
264.00	SF	10.00	10.00	100	2004	2004	3	40	1,056		

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	415,271
TOTAL MARKET OB/XF VALUE	6,998
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	872,269
SOH/AGL Deduction	453,637
ASSESSED VALUE	418,632
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	368,632
TOTAL JUST VALUE	872,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	792,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112074	STUCCO	4,000	11/17/2011
20110448	REPAIR/RRF	1,000	03/30/2011
20101204	DEMOLITION	3,000	07/23/2010
B0012099	REPAIR/RRF	10,000	09/21/2001
B010049	REMODEL	11,000	01/17/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0939/0290	7/05/2000	WD	Q	V	
GRANTOR: LA ROCHELLE NORMAN D					
GRANTEE: BAILEY MARVIN DOUGL					
0527/1129	10/01/1987	WD	U	V	
GRANTOR: PERPALL LEON III & S					
GRANTEE: LAROCHELLE NORMAN J					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 UOP=[YR=1993] N3 W12 UOP=[YR=1993] N5 W9	
UOP=[YR=1993] N8 W3 S8 E3 \$ W15 S8 E24 N3 \$ S3 E12 \$ W38 S30	
E2 S2 E10 N2 E2 S7 FOP=[YR=1993] S6 UOP=[YR=1993] S2 W4 S6	
E13 N8 W9\$ E9 N6 W9\$ E9 N7 E7 S2 E8 N2 E2 N30 \$ PTR= E15	
FUS=[YR=1993] E2 UOP=[YR=1993] N8E36 S8 W36 \$ E38 S23 W17 S14	
W9 N14 W14 N23 \$ W15 \$ PTR= S65 SFB=[YR=1993] S20	
PTO=[YR=1993] E4 S6 W4 N6 \$ S10 W17 S7 W9 N7 W14 N7	
FGR=[YR=1993] E24 N23 W24 S23 \$ E24 N23 E16 \$ N65 \$.	