

W'LY 47.5' OF LOTS 5 6 & 7  
TOGETHER WITH THE S'LY 2.0' OF  
LOT 4 BLOCK 19

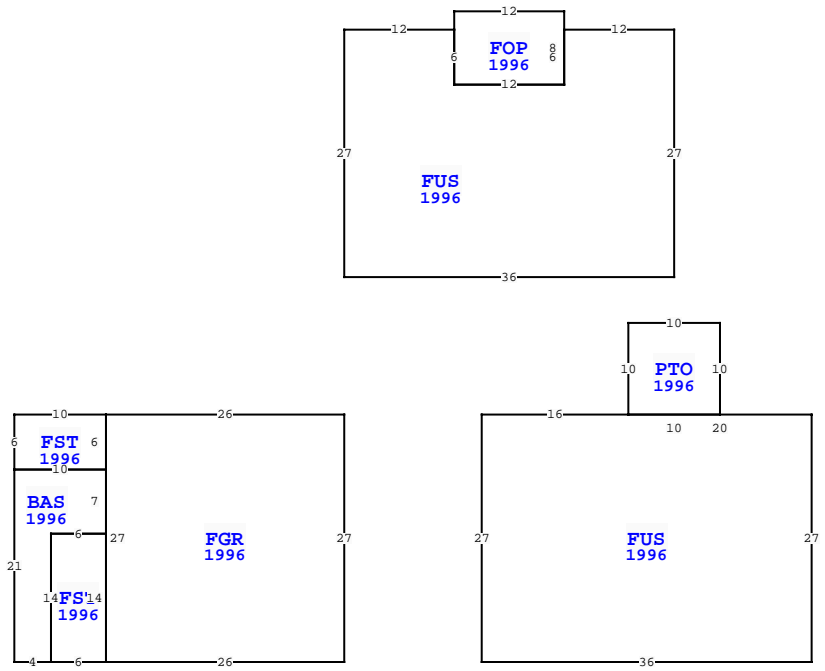
BROWN JULIE DOUGHERTY  
3351 1ST AVE #B  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0019-0052

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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
BAS	126	100	126
FGR	702	55	386
FOP	96	30	29
FST	60	55	33
FST	84	55	46
FUS	900	100	900
FUS	972	100	972
PTO	100	5	5
TOTALS	3,040		2,497

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2005									
Heated Area: 1998 HX Base Yr 2005												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			297,096
TOTAL MARKET OB/XF VALUE			4,067
TOTAL LAND VALUE - MARKET			173,250
TOTAL MARKET VALUE			474,413
SOH/AGL Deduction			262,200
ASSESSED VALUE			212,213
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			162,213
TOTAL JUST VALUE			474,413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121513	ROOF	4,000	07/26/2012
B958818	NEW CONSTR	156,725	01/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1259	7/14/2004	WD	Q	I		280,000

GRANTOR: SEVERANCE ROBERT & ME  
GRANTEE: DOUGHERTY JULIE  
1097/1889 12/02/2002 TD Q I 149,000  
GRANTOR: ZENKO MICHELLE M TRUS  
GRANTEE: SEVERANCE ROBERT D

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	809.00	SF	6.50	6.50	100	1996	1996
2	0810	CONCRETE A	0	100	12	48.00	SF	6.50	6.50	100	1996	1996

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES												
3351 1ST AVE, FERNANDINA BEACH												

BUILDING DIMENSIONS												
FGR=[YR=1996] W26 FST=[YR=1996] W10 S6 BAS=[YR=1996] S21 E4 FST=[YR=1996] E6 N14 W6 S14\$ N14 E6 N7 W10\$ E10 N6\$ S27 E26 N27\$ PTR= E15 FUS=[YR=1996] E16 PTO=[YR=1996] N10 E10 S10 W10\$ E20 S27 W36 N27\$ W15\$ PTR=N15 FUS=[YR=1996] N27 E12 FOP=[YR=1996] N2 E12 S8 W12 N6\$ S6 E12 N6 E12 S27 W36\$ S15 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
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			77.00	47.00	77.00	FF		1.00	1.00	0.50	4,500.00	2,250.00	173,250								