

BLOCK 19 LOTS 8 & 9  
EX S13.75 FT OF LOT 9  
SEAVIEW SUB PB 1/7

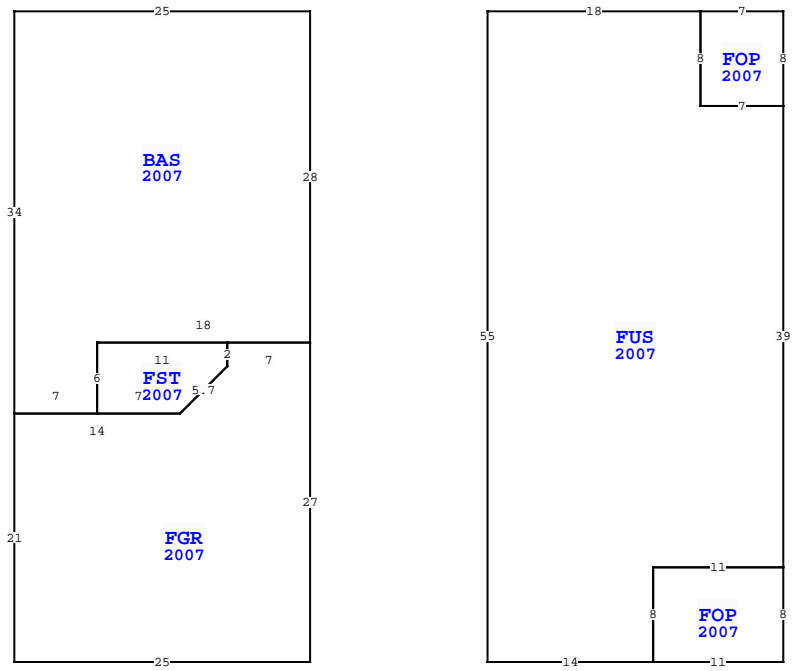
MATHSEN BARRY & BRENDA L/E/  
3371 1ST AVE  
FERNANDINA BEACH, FL 32043

**2023**

00-00-31-1680-0019-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	12	CEDAR	20
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		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	742	100	742
FGR	575	55	316
FOP	56	30	17
FOP	88	30	26
FST	58	55	32
FUS	1,231	100	1,231
TOTALS	2,750		2,364
			314,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	TOWNHOUSE	- 100%	- 2018								
Heated Area: 1973						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			314,688
TOTAL MARKET OB/XF VALUE			7,779
TOTAL LAND VALUE - MARKET			233,100
TOTAL MARKET VALUE			555,567
SOH/AGL Deduction			220,689
ASSESSED VALUE			334,878
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			284,878
TOTAL JUST VALUE			555,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061129	H/AC	4,500	05/24/2006
20060843	ELEC OTHER	6,000	04/24/2006
20060751	OTHER	6,200	04/13/2006
20060570	NEW CONSTR	300,000	03/20/2006
20060042	HOUSEMVING	1,000	01/10/2006
B9034	REPAIR/RRF	2,000	04/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1325	11/22/2022	LE	U	I	11	100

GRANTOR: MATHSEN BARRY & BRENDA  
GRANTEE: MALOY KIMBERLY A &  
2133/0405 7/13/2017 WD Q I 02 374,900  
GRANTOR: JOHNSTON BENJAMIN J &  
GRANTEE: MATHSEN BARRY & BRENDA

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	Q	% COND	OB/XF MKT VALUE	NOTES			
4	0855	CONC PAVER	0	100	0	0			660.00	100	2007	2007	3	89	5,874				
5	0855	CONC PAVER	0	100	0	0			214.00	SF	10.00	10.00	100	2007	2007	3	89	1,905	

BUILDING NOTES	
3371 1ST AVE, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2007] W25 S34 FGR=[YR=2007] S21 E25 N27 W7 FST=[YR=2007] W11 S6 E7 U4 R4 N2\$ S2 D4 L4 W14\$ E7 N6 E18 N28\$ PTR=E15 FUS=[YR=2007] E18 FOP=[YR=2007] E7 S8 W7 N8\$ S8 E7 S39 FOP=[YR=2007] S8 W11 N8 E11\$ W11 S8 W14 N55\$ W15\$.	

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			37.00	100.00	37.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	233,100							