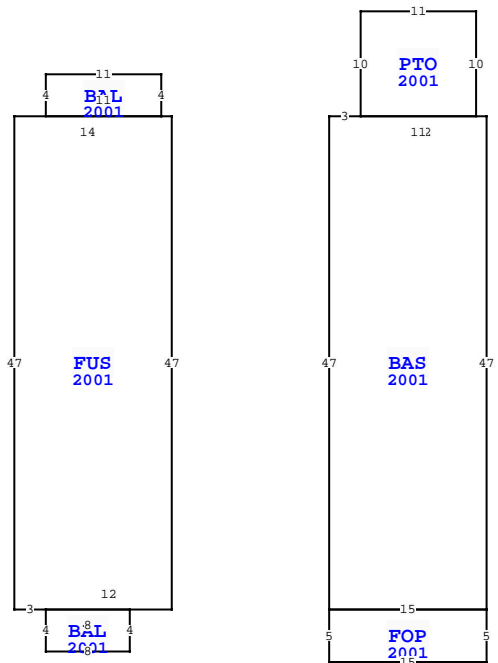


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0									



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			183,871
TOTAL MARKET OB/XF VALUE			2,515
TOTAL LAND VALUE - MARKET			202,500
TOTAL MARKET VALUE			388,886
SOH/AGL Deduction			59,145
ASSESSED VALUE			329,741
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			329,741
TOTAL JUST VALUE			388,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,163

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
BAL	32	15	5	634
BAL	44	15	7	888
BAS	705	100	705	89,399
FOP	75	30	22	2,789
FUS	705	100	705	89,399
PTO	110	5	6	761
TOTALS	1,671		1,450	183,871

3415 1ST AV, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110441	H/AC	3,570	03/29/2011
B0003503	NEW CONSTR	165,068	07/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	2/24/2017	CN	Q	I	01	249,000

GRANTOR: WEST PATRICIA B  
GRANTEE: WHITE  
1174/1862 9/24/2003 WD Q I 194,000  
GRANTOR: BENNETT CLEVE E & KAT  
GRANTEE: WEST PATRICIA B

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
1	0810	CONCRETE A	0	0	24	19		6.50	100	2001	2001	3	82	2,430	
2	0810	CONCRETE A	0	0	4	4		6.50	100	2001	2001	3	82	85	

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
FUS=[YR=2001] W1 BAL=[YR=2001] N4 W11 S4 E11 \$ W14 S47 E3  
BAL=[YR=2001] S4 E8 N4 W8 \$ E12 N47 \$ PTR= E15 BAS=[YR=2001]  
E3 PTO=[YR=2001] N10 E11 S10 W11 \$ E12 S47 FOP=[YR=2001] S5  
W15 N5 E15 \$ W15 N47 \$ W15 \$ .

LAND DESCRIPTION		TOTAL OB/XF															2,515							
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	0			30.00	100.00	30.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	202,500							