

BLOCK 22 LOTS 5 6 7 8
IN OR 2396/150
SEAVIEW SUB PB 1/7

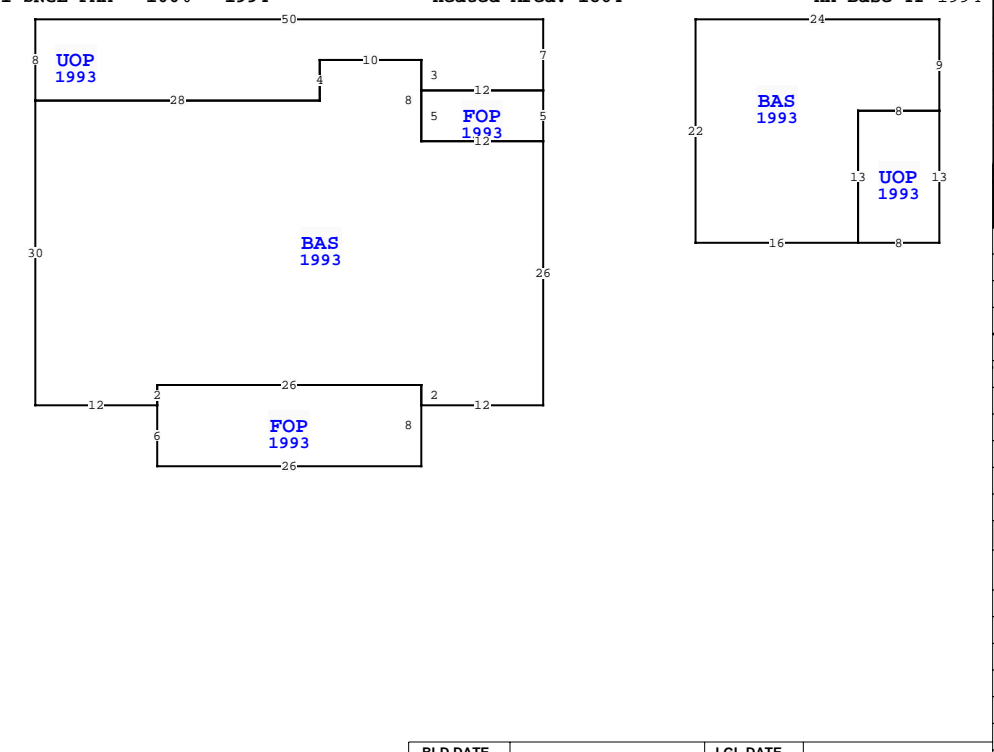
LEWIS KERRY G & DAWN D
3615 FIRST AVE
FERNANDINA BEACH, FL 32035

2023

00-00-31-1680-0022-0050

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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 Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,035	108.7800	129.18	262,881	1988	1998		0	0	12.00	88.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			231,335
TOTAL MARKET OB/XF VALUE			5,519
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			596,854
SOH/AGL Deduction			456,953
ASSESSED VALUE			139,901
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			89,901
TOTAL JUST VALUE			596,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,702

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	424	100	424	48,199
BAS	1,440	100	1,440	163,697
FOP	60	30	18	2,046
FOP	208	30	62	7,048
UOP	104	20	21	2,387
UOP	348	20	70	7,958
TOTALS	2,584		2,035	231,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102117	REPAIR/RRF	9,125	12/10/2010
B041124	XFOB	1,000	06/18/2004
4761	NEW CONSTR	81,000	03/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0150	9/23/2020	QC	U	I	11	146,500
GRANTOR: LEWIS KERRY G & DAWN						
GRANTEE: LEWIS KERRY G & DAW						
0687/0282	8/24/1993	WD	Q	I		125,000
GRANTOR: OWENS BENNY & ROBERT						
GRANTEE: LEWIS KERRY GENE						

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
1	0812	CONCRETE C	0	100	0	1,064.00	SF	4.00	4.00	100	1988	1988	3	57	2,426	
2	1243	WD DECK F	0	100	8	40.00	SF	8.00	8.00	100	1988	1988	3	20	64	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
4	0810	CONCRETE A	0	100	7	280.00	SF	6.50	6.50	100	2004	2004	3	86	1,565	
5	1242	WD DECK A	0	100	3	60.00	SF	10.00	10.00	100	2004	2004	3	24	144	

LAND DESCRIPTION																								
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			100.00	100.00	100.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	360,000							

BUILDING NOTES												
3615 1ST AVE, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
BUILDING DIMENSIONS												
UOP=[YR=1993] W50 S8 BAS=[YR=1993] S30 E12 FOP=[YR=1993] S6 E26 N8 W26 S2 \$ N2 E26 S2 E12 N26 FOP=[YR=1993] N5 W12 S5 E12 \$ W12 N8 W10 S4 W28 \$ E28 N4 E10 S3 E12 N7 \$ PTR= E15 BAS=[YR=1993] E24 S9 UOP=[YR=1993] S13 W8 N13 E8 \$ W8 S13 W16 N22 \$ W15 \$.												

TOTAL OB/XF													5,519											
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS																								